



SPORTS AND COMMUNITY FACILITY, KINLOCH

FEASIBILITY STUDY – Phase 1

For Ceann Loch Ltd.

October 2009

Dualchas Building Design

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An Cuilinn

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Quantity Surveyors

Energy Consultant

Structural Engineers and Pitch Consultants (with
Malcolm Clapperton)

Executive Summary

The following report looks at the requirement for a sports facility in South Skye. The initial impetus for the report was the need to improve the pitch facility at Kinloch, belonging to the Sleat and Strath Football Club, which is not currently fit for purpose.

The report has come about as the result of a partnership between the football club and Sleat Community Council, Sleat Community Trust and Sabhal Mòr Ostaig Gaelic College (UHIMI), with a view to setting the potential development of the football pitch in a wider context, addressing the needs of the community as a whole for sports facilities.

Through extensive community consultation, and the participation of key stakeholders, the study examines:

- The key requirements for sports facilities to improve the physical health and social cohesion of the community.
- Identifying the best available sites for such facilities, with a view to producing a development strategy for the site at Kinloch.

The report concludes that while a range of facilities are needed in South Skye; many of these are best accommodated close to existing centres of population or employment, i.e. in Broadford or close to the Sabhal Mòr Ostaig, the Gaelic college in Sleat. Opportunities to do so are likely to arise in the medium-term as a significant development project is currently under consideration near the college, and in Broadford an agreement has recently been reached over the community acquisition of an area of woodland, to be developed for community use.

However, one area of need that will not be addressed by either of the above projects or elsewhere is an improved pitch facility. This was identified as a major need in the area, and in particular, an all-weather pitch suitable for matches in a wide range of field sports including shinty would benefit the widest possible range of users. The other potential sites in South Skye all have problems with topography and drainage that would result in significant practical difficulties and additional cost. The report concludes that in spite of the fact that Kinloch is not close to a centre of population, it would therefore still be the best site for an improved pitch facility, as the site is already levelled and in fact the drainage could be arranged so as to actually help with flood plain management in this area, rather than generating additional problems with run-off. Furthermore since it is equidistant from Broadford and the College the potential exists for a facility that would be used by both the local community and the college, rather than one or the other. Compared to other types of sports facility, the pitch with its emphasis on team training and matches means that the potential for car-pooling and minibus use could be developed to mitigate any transport problems. The site is situated at the intersection of several core paths and close to cycle routes, and has the potential for further development as a base for outdoor activities such as mountain biking, orienteering and walking.

It was decided to focus on a first phase of development at Kinloch to include an all-weather pitch and floodlighting, ancillary training pitch, an improved changing facility and parking area. A second phase of development might be appropriate following the further development of proposals elsewhere in South Skye.

The remainder of the report looks at costing and funding options for this first phase.

This report has been brought up-to-date following a submission to SRDP and receiving an 'amber light'. In particular section 4.1 'Phase 1 Implementation' has been revised in the light of SRDP and other feedback.

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1 Introduction, Background and Analysis

1.1 Introduction

Ceann Loch Ltd.

Ceann Loch is a community-based organisation formed in order to provide a sports and community facilities for South Skye (an area that currently lacks a dedicated sports facility).

The management committee consists of 8 volunteer directors – 2 drawn from each of four locally based organisations:

- Sleat and Strath Amateur Football and Recreation Club
- Sleat Community Council
- Sleat Community Trust
- Sabhal Mòr Ostaig Gaelic College (UHIMI)

Membership extends to all members of the four organisations listed above.

All four of the above organisations independently recognised a need for a sports/recreation facility in South Skye. At the impetus of the football club and the college, they came together to address this need, and the needs of the wider community, jointly.

Ceann Loch has acquired a site for development – a site currently used as a football pitch by one of its member organisations, the Sleat and Strath Amateur Football and Recreation Club. The current pitch area is substantially undeveloped and changing facilities consist of a derelict portakabin with no water or electricity (*see below*), although it is used as much as possible given the poor condition of the pitch. Ownership of this site is in the process of being transferred from the football club to Ceann Loch Ltd.



Current changing facilities

Objectives and vision

Ceann Loch has established the following overall objective:

'The aim is to help people of all ages and abilities to enjoy the widest possible range of sport and leisure activities. Our aim is to encourage all user groups and individuals from toddlers to pensioners to adopt a healthier lifestyle through exercise and engagement with the outdoor environment, to mix socially and to create an atmosphere of community spirit and involvement.'

There is currently no dedicated sports facility in South Skye except for a grass pitch area and basic indoor hall at Kyleakin, which is currently used to capacity. South Skye has a population of over 4,000, and includes 4 primary schools and Sabhal Mòr Ostaig College (currently 100 full-time and c.1000 part-time students in further and higher education).

Members of local schools, the college and sports clubs such as the football club will benefit especially, and a core aim of the feasibility study is to develop the brief so as to maximise direct benefit to the wider community.

A key objective of the feasibility study is to ensure that the project is developed in accordance with best practice in terms of environmental, social and economic sustainability.

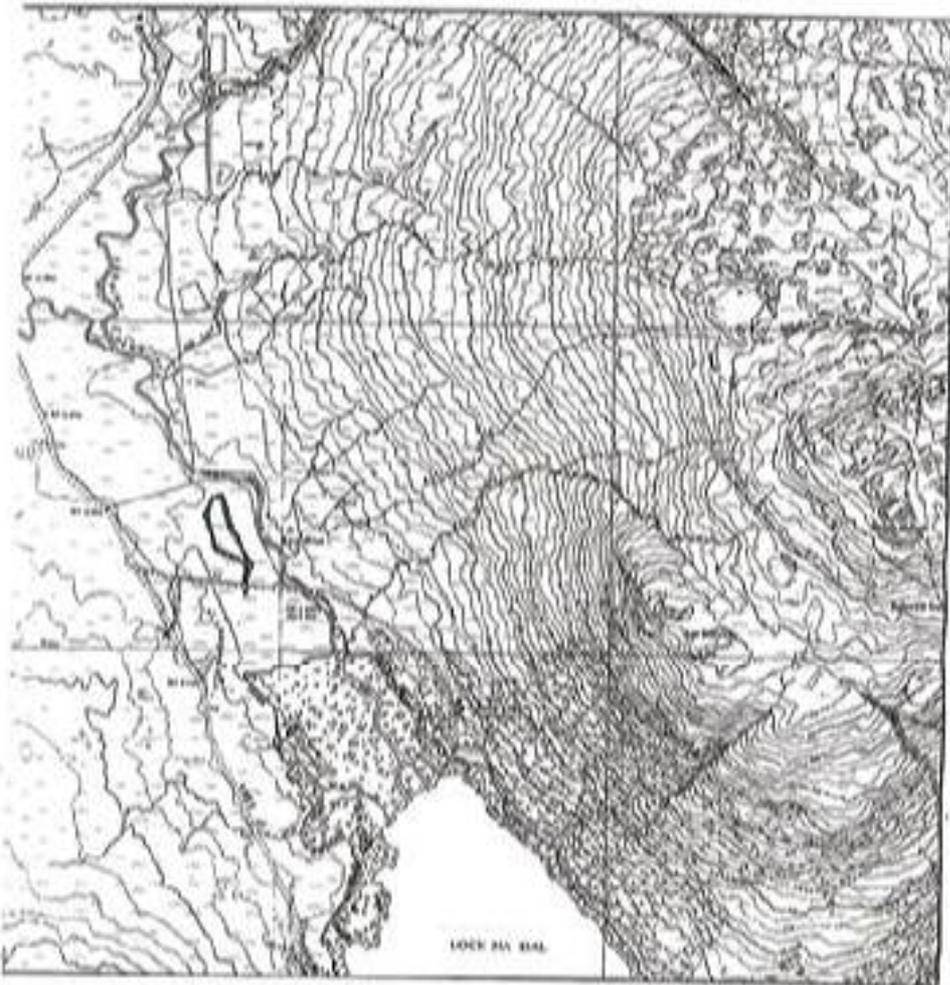
Reasons for Feasibility Study

A feasibility study is required to:

1. Establish the needs of the community and develop a brief
2. Find out what is achievable on the site, with current funding sources
3. Develop a sketch design and provide costings analysis
4. Develop and evaluate options to ensure that the project is as sustainable as practicable.
5. Provide a management strategy for the long-term sustainability of the project
6. Provide a basis for seeking outline planning permission and further funding to implement the project successfully

Kinloch Map

The plans (*overleaf*) show the location and the extent of the existing football pitch site, which has been acquired by Ceann Loch Ltd. The existing football pitch has minimal drainage and substructure, no lighting and no changing facilities or clubhouse. It is used to the extent possible by the football club, but due to the quality of the pitch it is frequently unusable in bad weather, and lack of changing facilities limits its usefulness to other groups.

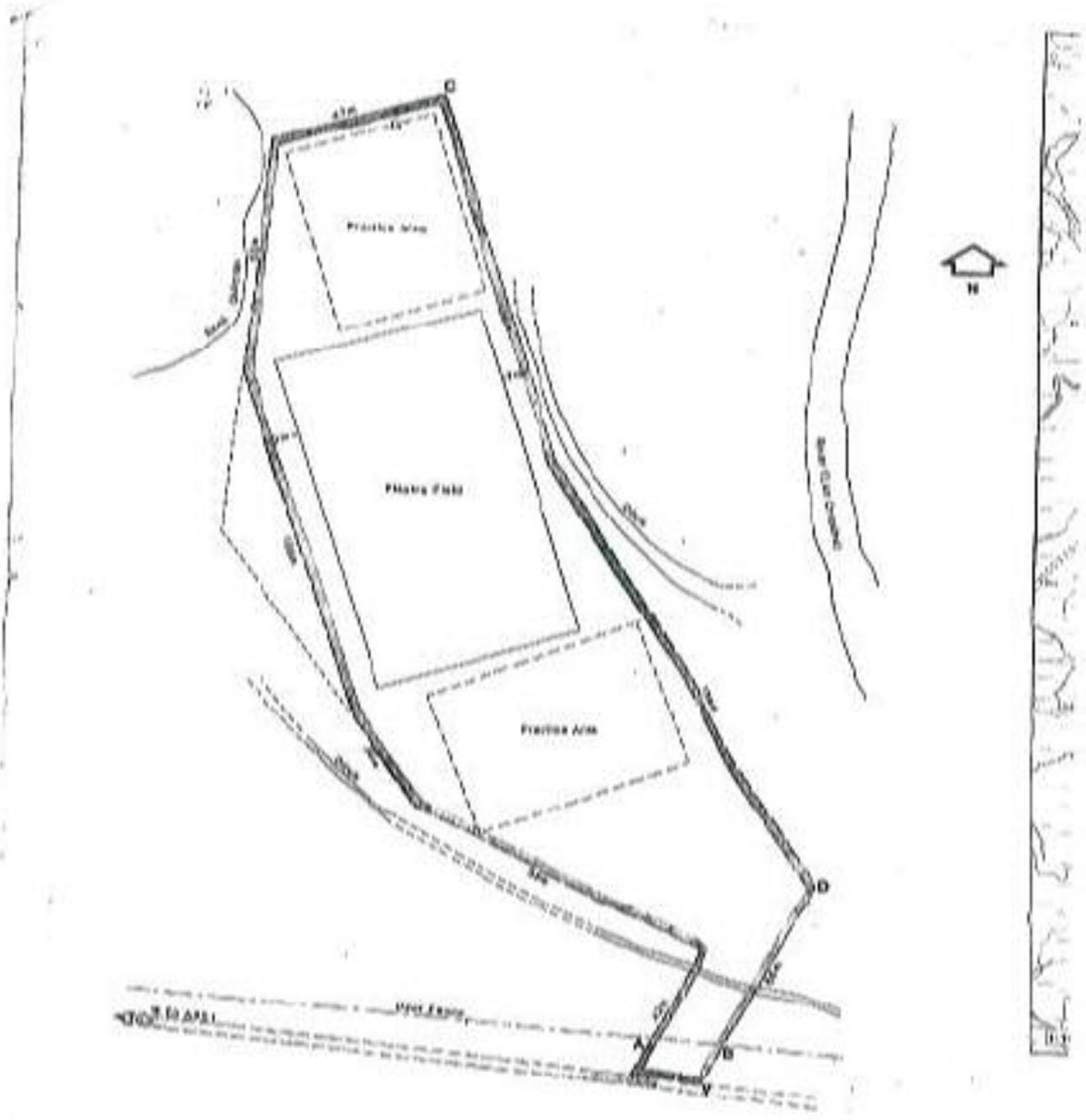


It is the plan referred to above
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 Secretary of State for Scotland
 in 1976 and Class Order and State
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Wester Ross
John MacLennan
John MacLennan

Parent District WESTER ROSS			
Subject Kinloch Playing Field			
Book	AS SHOWN	Region	HIGHLAND
Sheet No.	MS 91 NE 71 NW	District	SHYVE & LOCHALSH
1:25,000 No.	55	Dig. No.	43-4
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KINLOCH PLAYING FIELD: LOCATION PLAN



1:1000

KINLOCH PLAYING FIELD: SITE PLAN



1.2 Background

Review of relevant documents

South Skye and Lochalsh Local Plan – Approved Draft

General Principles

The plan's general approach supports active travel – development patterns and facilities that promote walking and cycling and minimize car journeys. This means, where possible, concentrating facilities and services around existing settlement cores to as to permit the maximum number of people to access these services without a car. However, the plan also recognises the tradition of a more dispersed settlement pattern, especially in crofting areas, and the desire of some local groups to maintain this tradition.

Sleat

The general planning context for the Sleat peninsula, within which the Kinloch site sits, is summarized as follows: 'Sleat's crofting and land ownership pattern has served to not produce a core settlement and this inhibits the principle of more economic concentrated provision. Consequently, the Plan proposes further feasibility work to investigate the possibility of a new settlement at Kinloch and allocates land to bolster the importance of Armadale as a tourist gateway.'

Kinloch

In relation to Kinloch specifically, the Local Plan map (*overleaf*) identifies it as a potential site for Mixed Use development, within a 'Locally Important'¹ woodland setting, subject to the following: 'Developer Requirements' specify improved sports pitch provision. They also specify a feasibility study to assess the potential for a new mixed-use settlement in the area, to be developed into a masterplan. (Please see planner comments, in 'consultation', below.) 'Development Factors' include land availability, the potential for the existing woodland to mitigate the landscape impact of any development, and proximity to the A851 trunk road. However the present lack of any mains services is a potential obstacle.

Analysis

The local plan is at present equivocal about major development at Kinloch:

On the one hand, at present the site is not close to any existing communities and would only be accessible by car or bus. This is likely to present access problems for some user groups. Lack of mains services is also a potential problem.

On the other hand, Kinloch is equidistant from settlement areas in Sleat and around Broadford in Strath, and is on the main car and bus route linking the two. The existing development pattern in Sleat lacks a 'core settlement' and thus any site selected for community services would not be within walking distance for a majority of residents. The potential for a future mixed-use settlement at Kinloch has been identified in the Local Plan.

¹ 'Locally Important' designation – development allowed if it will not have an unreasonable impact on amenity and heritage resource, and in particular where it supports the retention of population and services in communities in fragile areas.

South Skye and Lochalsh Core Paths network

The site is situated at a key junction in the draft Core Path / wider access path network, on a potential long distance path linking Kylerhea to Torrin. Investigation into the development of a Sustrans cycle path in the area is currently underway – although it is likely that this will run to the North of the site the potential exists for a link into it either through the forest or along the old Sleat road. Forest Enterprise are also investigating the potential for increasing and improving the path system within the forest area that surrounds Kinloch for recreational purposes including orienteering and mountain-biking as well as walking. This puts the site in a strategic location for providing or supporting outdoor / environmental education activities in a wider area.

CADISPA Study: Sleat Community Planning Appraisal

This was carried out by Geoff Fagan and Ruth McKain, University of Strathclyde, in 2004, in conjunction with the Sleat Community Trust and the community of Sleat, Isle of Skye. Its aim is to provide an agenda for sustainable community development for the area and its community.

A questionnaire was sent to the community to gather basic demographic information and quantitative and qualitative data for use in the study. The data collected was then analysed to identify local concerns about the present state of the area, and to explore potential solutions to these problems. Interviews were also carried out with the village's young people: 5-11 years at the local Primary school, 12-18 years using an online survey.

Relevant development issues that emerged from the findings of the survey include the following:

The need to provide more social and sports facilities locally, within the community, especially for those without access to private transport, in order both to improve quality of life for residents and to provide alternative venues for visitor activities;

A need to address the lack of activities for young people, especially those in the 12-18 age group. The establishment of a youth club or café has been suggested by the young people as a suitable initiative, and CADISPA is aware of similar projects in other parts of rural Scotland.

The community were asked to prioritise these and other issues as part of the consultation - 'Recreation and Leisure' was ranked #2 (behind 'Housing Need').

National Outcomes

'Reaching Higher' – Scottish Executive, Feb 2007

This policy document builds on the work of Sport 21 and aims to take account of emerging opportunities for the development of sport in Scotland. It reaches a number of conclusions that support the principle of the proposed development as well as provide specific ideas for the development of the brief.

In particular it advocates the following:

- The sharing of resources between sports organizations and governing bodies
- Investment in club development including innovative approaches to ensure greater coverage of facilities and club activity
- Co-location of facilities and responsive programming and opening hours
- Ensuring everyone has access to high quality community sport facilities, advice and guidance
- Supporting rural communities by providing a forum for social interaction and attracting visitors.
- Focus on development in the west of Scotland where participation is lower

- Emphasis on sports that are traditional in Scotland, such as shinty and curling, and on sports that are rapidly growing in Scotland such as outdoor and adventure sports.

As well as broadly supporting a co-ordinated approach between community organizations as well as sports organizations, the document specifically supports the development of facilities and support for shinty, as well as outdoor/adventure activities – both of which could potentially be incorporated into a brief for sports development at Kinloch.

Sleat and Strath Amateur Football and Recreation Club 2004 Business Plan

This was put together by the football club in 2004 – it describes the football club's investigations into the demand from both within and outwith the club for improved facilities at Kinloch.

It contains some relevant background information on the football club, which has been playing at Kinloch Park since 1974, and has owned the pitch site since 1994. It is a registered charity and member of the Local and Scottish Amateur Football Association and of the local Sports and Voluntary Organization Councils. As of 2004 it had about 150 members and runs two senior football teams and an under-16 team, as well as providing support to under-13s football at a local level.

In parallel with the business plan a sketch scheme was developed by Dualchas Building Design. Initial planning objections to the siting of a multi-sport facility (though not to the improvement of the established football pitch facility) were overcome and full planning permission was granted for an improved football pitch and clubhouse facility in 2003. The clubhouse facility was about 700sq m, containing male and female changing and shower facilities and storage areas as well as indoor space for community meetings and a multi-sport facility for badminton, indoor bowling, etc. Kitchen and gym facilities were also included. The pitch included a full-size grass football pitch as well as a seven-a-side all-weather multi-court pitch with floodlighting.

An outcome of this work carried out by the football club was the recognition that an improved sports facility could serve a wide range of people beyond the football club itself. It was decided that before proceeding with fundraising this should be investigated further and eventually led to the creation of Ceann Loch Ltd., bringing the football club into partnership with local organisations that had similar objectives. Through Ceann Loch, they will work together to update this plan to develop a brief that best serves the needs of the community as a whole.

2 Consultation and Development of Phased Approach

2.1 Preliminary Consultation

Consultation process and standards

The following sets of guidelines are relevant, and will be observed as the feasibility study progresses:

- The ten National Standards for Community Engagement (*see Appendix 5.1 for a summary of these and how they have been observed to-date*). The Standards were developed through Communities Scotland by the Scottish Community Development Centre (SCDC) in 2005, with the participation of over 500 community and agency representatives. The Standards are endorsed by a wide range of bodies, including Scottish Government, the Convention of Local Authorities and Scottish Enterprise.
- The LEAP (Learning Evaluation and Planning) Model. LEAP relates to the planning and evaluation of action with and by communities to resolve identified problems – going beyond the conduct of engagement with communities that is the focus of the National Standards. LEAP has been developed by SCDC with partners for the Scottish Government.
- Communities Scotland's Community Engagement How To Guide, which details a range of techniques for community engagement through discussion groups, public events, surveys, regular involvement, capacity building and support, and use of the arts and innovation.

The aspiration, as Ceann Loch helps the community to identify and progress its aims, is to be recognised as a model of best practice in community consultation and active community involvement.

Prior Public Consultation

CADISPA has carried out public consultation in Sleat – detailed above - which established a high level of general support for the development of improved sports facilities.

Two of Ceann Loch's constituent organisations – the Sleat Community Trust and the Sleat Community Council – represent the broader community, and have used the forum of their regular meetings to establish continuing broad support for a range of improved sports facilities, and for improving the existing pitch as a first step.

More focused public consultation will be required, however, to evaluate and prioritize the need for additional facilities such as an indoor sports hall. This will be carried out through a dedicated consultation event organized by Ceann Loch Ltd.

Ceann Loch Ltd. constituent organisations

The four constituent organisations were each asked to discuss their priorities for improved sports facilities and to summarise their findings in a letter to Ceann Loch Ltd. These are summarized as follows (*see Appendix for full text of the letters*):

Sabhal Mòr Ostaig Gaelic College (UHIMI)

SMO is a partner in UHIMI, which is currently going through the process leading to full university status. It is recognised and expected by the Government (see initiatives such as Scottish Health at Work), that a university and its constituent colleges should have appropriate sport facilities for students and staff.

SMO currently has 145 H.E. students of whom over 100 are resident on campus full-time, with many of the rest coming for weekend schools, lectures or exams. The forecasts in the National Plan for Gaelic are to increase these numbers dramatically over the next 20 years, as more

people who have gone through Gaelic-medium education exit the secondary schools. Sports facilities within easy reach of the campus are essential now to enable the college to give students a full and rich experience; increasing numbers will make the demand even greater. The current total lack of sports facilities is a disincentive to students considering a degree at SMO.

In addition to the full-time students, SMO has about 1,000 F.E. students per annum, who attend campus at different times of year. There are also 145 staff working on the campus. These numbers will also contribute significantly to usage of proposed facilities.

There is plenty of evidence of demand for sports facilities within the current staff and student body. In spite of the current lack of dedicated sports facilities, there are regular football sessions (restricted to indoor sessions in a small hall as the current pitch at Kinloch is 'almost permanently unplayable'), and active badminton, karate, circuit training and fencing clubs.

'There is considerable interest in shinty among staff and students but the opportunity to practise and play is again restricted, almost all year round, to the same small indoor hall. This is a disincentive to sport and is particularly galling just when the Scotsman featured (19 Jan) an article about the new SMO girls shinty team.' A key priority for the college is the development of its potential to increase participation in sports through the medium of Gaelic and in particular to support sports such as shinty which are traditional to the Gàidhealtachd.

SMO also notes that a facility will enhance opportunity for local people from all walks of life, and that the careers and opportunities in sport today should not be closed to local people due to lack of facilities.

The Sleat and Strath Amateur Football and Recreation Club

The club remains especially concerned to provide improved pitch and changing facilities at Kinloch, and cites the high number of cancellations to their fixtures due to the poor condition of the existing pitch, and the total lack of changing facilities which inhibits the accessibility of the pitch to a wide range of users. They had made considerable progress with developing a brief for improved facilities prior to the formation of Ceann Loch Ltd.– this work was reviewed as part of Phase 1 (see above).

Sleat Community Council

The Council supports the improvement of the existing pitch facility, and the possible extension of the development to include a new indoor sports building in the future.

They reinforce the points made by the College and the Trust, above, and point out that the local primary school currently has only a small hall which doubles as a canteen for indoor sports, and no prospects of sufficient level ground being available nearer the college and primary school for a full-scale pitch development in the future.

They are especially interested in the potential for an improved pitch facility to reinvigorate shinty in Sleat, an area which once boasted 6 or 7 teams.

They have discussed the project with their counterparts at Strath Community Council (*see below*), who have indicated support for the development as the neighbouring town of Broadford has no sports facilities at present.

Sleat Community Trust

The Trust fully supports proposals to improve the existing pitch facility, and endorses Ceann Loch's proposal to carry out investigation and consultation in relation to any further facilities.

An area of approx. 50 acres to the North of the football pitch site has been designated part of the National Forest Land Scheme, and is earmarked by the current landowners, the Forestry Commission, for future acquisition by the Sleat Community Trust. Possibilities for future development include environmental education, forestry and wood products, and housing, which the Trust envisages would be complemented by the improved facilities.

2.2 Outcome: Phased Approach

Analysis of Preliminary Consultation

All Ceann Loch directors reported broad agreement within their constituent organizations in support of the improvement of the pitch at Kinloch. This is a direct response to the driving forces behind Ceann Loch itself – the urgent need to improve the existing football pitch for its existing users, and the desire to take advantage of this improvement to create a facility that can be used by a much wider range of people. There was a clear argument for basing football pitch improvements at the Kinloch site, as:

Kinloch is the only area in Sleat and Strath where a pitch facility is currently physically feasible due to the hilly topography.

Kinloch is fairly central within Sleat and Strath and near a main road – while not within a centre of population it would be relatively accessible to all members of the community. Compared to other types of sports facility, a pitch with its emphasis on team training and matches has greater potential for minibus use and car pooling to mitigate the effects of distance.

The provision of improved parking here would have the additional benefit of opening up the potential of the site for outdoor activities and the provision of a basic changing facility would help make these activities more accessible to all.

Ceann Loch Ltd. already has control of the site through the Football Club.

A football pitch is an established land use here.

There was also a consensus on the need for further sports facilities (suggestions from public consultation undertaken so far included a gym, indoor badminton court, indoor bowls, outdoor education facilities such as a climbing wall or orienteering course), as:

Sleat and Strath has a significant but dispersed population, much of which lies between and outwith the 'catchment areas' for facilities at Portree, Kyle/Plockton, and Mallaig.

There are a number of active local clubs (see below) that are currently forced to commute long distances and/or limit their activities due to lack of local facilities.

The complete lack of sports facilities at Sabhal Mòr Ostaig gives cause for urgent action as the college expands, increases the number of locally resident staff and students, and develops into one of the key providers of further and higher education in the region.

Representatives from the Sleat Community Trust and the Sleat Community Council highlighted a severe under-provision of sports facilities for three of the four local primary schools.

However, there was less consensus as to the best site for further indoor facilities:

It is not clear whether the dispersed population of Sleat is best served by a single facility or by a number of smaller ones.

It is not clear whether Kinloch is the best site for an indoor sports hall, as, while it is fairly accessible from all areas of Sleat and Strath, it is not close to any one centre of population. For group activities such as a football match, where car sharing or mini-buses can be planned, this is less of an issue. Likewise, for outdoor activities such as orienteering the suitability of the site becomes the dominant consideration. However for activities such as badminton or gym workouts, which are often carried out on an informal basis by smaller groups or individuals, there was concern that these should be placed, if possible, closer to a centre of population and/or to the College.

A major new development is currently under consideration at Armadale and the Broadford Community have just acquired an area of woodland to develop for community use. The Sleat Community Trust is understood to be investigating a number of projects, both at Kinloch and elsewhere in Sleat, involving renewable energy, housing, forestry

development, and community facilities. A significant investment such as a new multi-use sports facility would need to be co-ordinated with these projects as they progress.

A Phased Feasibility Study

These initial consultations and discussions led to a key decision to carry out the Feasibility Study in two phases as follows:

Phase 1 – Kinloch Pitch Improvements

Identify and consult stakeholders and especially potential user groups to refine brief for an improved pitch facility at Kinloch and establish need.

Develop detailed brief for an improved pitch facility at Kinloch, to include investigation of the following:

- Pitch upgrade to allow the pitch to be used more frequently and throughout the year
- Increase the size of the pitch and develop a layout and markings to allow it to be used for a variety of field sports in addition to football, including shinty.
- Construct a basic changing facility, to make the pitch more accessible to a wider range of users, in particular those with special needs.
- Best practice in sustainable technology and construction, and minimal impact on the surrounding forest ecosystem.

Develop a sketch scheme with options for pitch improvements

- Evaluate options in terms of environmental sustainability, social impact, capital and maintenance costs/strategies.
- Conduct preliminary funding feasibility investigation.
- Produce a report to form a basis for seeking planning permission and further funding to implement the project successfully.

Develop an approach, timeframe and budget for Phase 2 feasibility study, below.

Phase 2 – Further Sports Facilities in Sleat and Strath

Identify and conduct preliminary investigations of potential sites for further sports facilities, including outdoor education facilities, for example orienteering and indoor facilities, for example badminton and bowling, in conjunction with development proposals elsewhere in South Skye such as those at the College and in Broadford woodland.

Carry out focused public consultation to develop brief and choice of sites for further sports facilities in Sleat.

Consult with authorities and stakeholders and carry out initial funding feasibility investigation.

Develop sketch scheme with costed options, to include implementation and maintenance strategies.

Produce a report to form a basis for further consultation to evaluate options, seeking outline planning permission and further fundraising to implement the project successfully.

2.3 Phase 1 – Further Consultation

Key Stakeholders

Strath Community Council

Sleat Community Council have discussed the project with their counterparts at Strath Community Council, who have indicated support for the development as the neighbouring town of Broadford has no sports facilities at present. Some members of the local Community Company felt that this might conflict with a desire for an improved pitch by the school in Broadford. However it was recognized that this area was unsuitable for the development of a full-sized shinty pitch and associated parking, due to its topography, and that an improved grass football pitch and perhaps a 'MUGA' adjacent the school might be more appropriate for informal kick-arounds and complementary to the development of an all-weather pitch at Kinloch.

Planning Department

A previous improvement scheme was developed by the football club and achieved full planning permission – while this planning permission has expired and the scheme needs to be updated and redesigned to reflect the wider needs of Ceann Loch Ltd., it formed a useful basis for understanding the planning concerns. Preliminary telephone consultation with the current planning officer (Mike Hoare) revealed that the planning department are sympathetic to the need for pitch improvements especially since this is an established land use in the area. However they would want more comprehensive development (such as that proposed in Phase 2 feasibility) to be part of a masterplanned approach to Kinloch that took into account other projects currently under discussion.

Highland Council

The Highland Council Development Strategy Group (John MacDonald) has been consulted to establish that our proposal fits in with broader development goals and projects in the area.

Potential Funding Agencies

The project has been discussed in general terms with Forward Scotland, Sports Scotland, the Big Lottery Fund, H.I.P.P. and the Local Enterprise Company. Initial feedback for Phase 1 has been especially positive, pending further development of the brief and funding strategy. Leader + (Claire Hannah) has been consulted for advice on developing brief for feasibility study assessing the proposal. (See 'Implementation' below for further details.)

Adjoining Landowners

There are three landowners that neighbour the site at Kinloch. All three were phoned to discuss the development:

Kinloch Lodge Hotel. The hotel is the nearest building to the playing park, and shares an access road. Lady Claire MacDonald expressed her whole-hearted support. Lady Claire has previously assisted Sleat and Strath football team with fundraising, and is particularly keen to see a facility that will promote healthy living amongst young people. She requested that an agreement on shared use and maintenance of the access road be formalised at the appropriate time.

Fear an Eilean Iarmain. The estate owns land to the south east of the access road. Christopher MacKenzie expressed his full support and pointed out that all local tourist businesses would benefit from having a facility that visitors could use.

Forestry Commission. They own much of the land around Kinloch. They sold the land for the playing park to the football team for a minimal fee over twelve years ago. The forestry commission has assisted in providing saplings for sponsorship fundraising. They envisage the enhanced playing park tying in with their own proposals for replanting of the forest with deciduous woodland and construction of woodland walks and cycle tracks. These proposals include upgrading the path and facilities at Leitir Fura (a site of archaeological interest close to the pitch), possibly including a wildlife viewing hide and/or other developments that support ecotourism, and upgrading and reinstating the old drovers trail from Kyle Rhea to Dunvegan. A future

development at Kinloch might tie into these proposals. They support investigation of further sports facilities in Phase 2 especially if co-ordinated with other proposals for the area.

Primary Schools

There are four schools within the Sleat and Strath area – Broadford Primary, Sleat Primary, Kyleakin Primary and Elgol Primary schools. Letters of support were received from the head teachers of three of them (*see Appendix*).

In a telephone consultation with school headmasters, all highlighted the lack of facilities at their own schools and said that they would make use of the proposed facilities. All the Heads were enthusiastic about the possibility of sports/leisure facilities being developed at Kinloch and all said that they were being encouraged by the Scottish Government and HMI to promote physical activity in schools – as a means to combat obesity and develop other skills, but were unable to comply because the facilities are not available. However, transportation costs and travel time were seen as obstacles to using the facility regularly during school hours. Therefore, it was envisaged as more suitable for after-school clubs where parents assist with transport, as well as organised events, such as sports days.

Elgol Primary: Lack of facilities means that sporting development of youngsters is curtailed, in particular in making the step up to shinty from “First Shinty” – an indoor version of shinty using plastic sticks and ball.

Sleat Primary: School encourages football, rugby and shinty, but the “dreadful” state of their pitch means that access for students is severely limited, as it is waterlogged for much of the year. The head teacher points out that much of their best recreation land was given up by the council as a site for a medical centre. The school does have a football team, which trains after school. The waterlogged pitch, and lack of daylight, means that there is no training through the winter months. They recently played Mallaig home and away – away on an All Weather pitch where Sleat lost, but they won on the mud pitch at home. There is a very small multi-use court just completed, but this is too small for team games such as five-a-side football. There are no facilities for shinty, which the head teacher would love to develop.

Broadford Primary: Headmaster welcomes the proposed facility at Kinloch as ideally located for communities of Strath and Sleat. The pitch at his school is only usable for a few days of the year and the school has no sports hall. There are plans to extend the school area into the pitch which will further compromise its usefulness. There are simply no sports or community based recreation facilities at present for young people in Broadford, so he fully supports the proposal. Although transportation logistics would have to be addressed, he is sympathetic that a facility at Kinloch would be usable by other schools as well. Broadford Primary School has had risk assessment carried out on local hall and found it to be unsafe for sports activities, but they have no option but to use it.

Kyleakin School: Undoubtedly the best provided school – use the hall for PE etc and the football pitch for outdoor games. However these facilities are not within reasonable access of many other parts of Sleat, and the football pitch is currently used to capacity and therefore not accessible to other teams or schools.

Active School Sports Coordinator for Skye primary schools - Sarah Nicholson

At present, she helps run athletics, hockey, football, rugby and shinty festivals in Skye, and would be keen to hold events in Sleat (which is currently excluded)– on top of the ones already taking place. This would particularly apply to shinty, as currently Sleat misses out on all shinty activities, as there are no facilities, so shinty is concentrated in Portree, with some events in Kyleakin. She has applied for funding for a shinty coach to start programme in Sleat, and this facility would be invaluable for developing skills.

As well as this, she feels that the forestry at Kinloch makes it ideal for promotion of:

- Mountain biking
- Orienteering
- Cross-country running

The aim would be to assist parents in setting up after-school clubs at Kinloch, which could meet weekly, and also hold larger events that would attract participants from further afield. Sarah Nicholson was sure that parents would make commitments once the facility was in place and activities organised, but also said that there was scope for funding applications to assist with costs.

Janice MacGuire, the visiting PE teacher, was also consulted and she backed up these views.

Consultation with other user groups

Camanachd

An especially high level of interest in developing facilities for shinty emerged from consultations with primary schools and also from preliminary consultations. Sleat once boasted several amateur shinty teams, and now has no active community shinty due mainly to lack of facilities. The College has an active women's shinty team and plans to develop shinty further in the future.

To investigate this further a meeting was organized with Archie Robertson from the Camanachd Board. He underlined the lack of shinty facilities and in particular the need for facilities for young people in order to improve access to the sport and ensure its long-term survival. He pointed out that in recent years, wetter summers and winters have meant an increase in the number of cancellations and backlog of league matches, sometimes by as much as a year. In response to this he suggests that the Board will endorse the playing of league matches on synthetic pitches in the next few years. At present synthetic surfaces are used for junior and informal matches. He strongly supports the expansion of the pitch to a size adequate for shinty, whether artificial or grass surfaced. A synthetic shinty-sized pitch would be especially useful as it would permit more intensive use of the pitch by different sports, and would mean Sleat was in position to fulfil a regional need should the Camanachd approve the use of synthetic pitches for league matches.

Community sports organisations

The Secretary of Skye and Lochalsh Sports Council provided contact information for 45 local community-based sports organizations within Skye and Lochalsh. To date, ten letters of support have been returned (*see appendix*). Of particular relevance to Phase 1 is the strong support from Kyleakin Football Club and Sleat Primary Rugby Group. No negative responses or letters were returned. To date, thirty of those groups contacted have not replied formally – however, we are aware of a number of cases in which the contact information given was out-of-date. Some of these were contacted informally by telephone – some specific responses and comments are reflected in the analysis below.

2.4 Analysis and outcomes

Analysis of feedback

Broadly, the feedback confirmed a very broad base of support for the pitch improvements proposed in Phase 1, and also confirmed the need for further consultation as part of Phase 2 feasibility.

Specific feedback was used to develop the brief as follows:

The pitch should be enlarged to the minimum size for shinty, which would allow it to be used by all four primary schools and the College, as well as opening up the possibility for a renaissance of community shinty in Sleat and Strath. An ancillary training pitch would be required for flexibility in usage.

The pitch should be capable of being marked for the widest possible variety of field sports, including rugby and hockey which are popular elsewhere in Skye.

The larger pitch size would allow markings could be arranged so that areas of high wear (e.g. around goalposts) occur at different points for different games, prolonging the life of the pitch.

An artificial pitch surface would be preferable as it could be used more intensively and throughout the year. However, the feasibility study should investigate both options as eventual selection will depend on maintenance and funding.

A changing facility would very much improve the value of the pitch facility to all groups consulted.

Options for the use of renewable energy sources and sustainable materials should be considered where possible.

Phase 1 development options should be evaluated both as a stand-alone development and as the first stage in a potential larger sports and community facility at Kinloch.

Information gaps and need for further consultation

The consultation outcomes to date have been adequate to develop the Phase 1 brief at feasibility stage – however the following issues should be investigated further during detailed design of Phase 1:

The local Access Forum will be consulted for input into how to maximise the accessibility of the facility to disabled users and those with special needs.

Contact information will be checked with Community Sports Organisations that did not respond to the Phase 1 consultation, and all user groups will be consulted for input into specifics of pitch markings, etc.

The Planning Officer requested a pre-consultation prior to submission of full planning documentation.

3 Phase 1 Feasibility Study – Sketch Design

3.1 Site Investigations

An initial site visit by the consultant team confirmed that while there was plenty of scope for a variety of briefs on the site, the main issue – with corresponding cost - would be to deal with the river as the whole site is part of the floodplain.

Structural / Civil Engineer's Desktop Report

Environment and Flooding

Local Plan: The Local Plan states that drainage must meet the guidance set out within the SUDS Design Manual for Scotland and Ireland. The water volumes which will be produced from run-off of storm water from new impermeable surfaces here are likely to be very low and may be discharged to land soakaways. Soakaways and swales and/or ditches are likely to be the only SUDS structures required. These will be of especial relevance here due to the site's proximity to the burn, which is an integral part of the woodland and shore ecosystem.

SEPA Indicative River and Coastal Flood Map:

SEPA: The pitch area is on the edge of the river Lon Creadha floodplain, but is out with the coastal floodplain area (*see overleaf*). The football club report that experience with the existing pitch over several years has been that the pitch is adequately protected by the existing ditch drainage arrangements.

Land above the 1:200 year return period flood level is suitable for residential housing in national planning guidance documents. Initial consultation with drainage consultants suggests that the area, with appropriate allowance for drainage, is likely to be suitable for non-residential use – examples in other areas show that a football pitch can act as a holding area for occasional storm floods, leaving higher ground free for residential or other development.

As long as no additional net fill is being placed in the functional floodplain of the river Creadha, on a level for level basis, no compensatory storage will be required and the development should meet with the approval of SEPA's hydrologists. It is likely, however, that a Flood Risk Assessment may be required by SEPA to confirm this. In our experience highland rivers are difficult to model and, given that the proximity of the site to the point that the river discharges to the sea this may not prove necessary.²

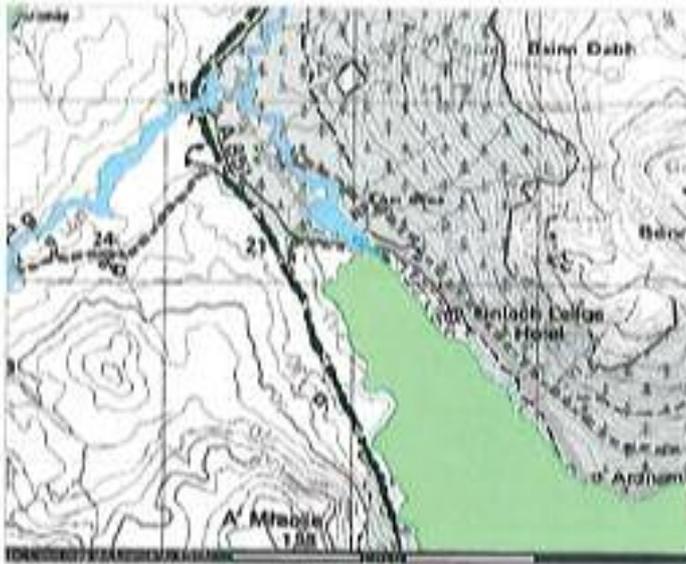
Soil Analysis

The topsoil found across the existing football pitch and its immediate extents can be classified as a sandy silt loam and as such is suitable to be stripped and then re-used in the construction of a sand-ameliorated grass football pitch.

The topsoil is approximately 230-270mm deep in the area of the existing grass pitch.

The quantity and specification of sand suitable for amelioration should be determined upon receiving particle size distribution information for the soils found on site.

² Compensatory storage that may be required in Phase 2 raises the possibility of the creation of a pond usable for either beginner kayaking or environmental education or both.



SEPA INDICATIVE RIVER AND COASTAL FLOOD MAP

Utilities and Services

Electricity

SSE Power has provided an outline estimate for connection to the mains running parallel to the A851 main road (see Cost Estimates below). This assumes the following:

Supply at 16kVA capacity, 230V, single phase, two wire.

Cost for erecting 3 spans HV Overhead Line and transformer then cabling to site included.

Allowance for cable track on and off site excluded.

Telecom

A basic BT connection at the standard rate has been allowed for.

Water

Scottish Water have confirmed that because there is no mains supply at hand, the cost of a mains connection would be likely to exceed £30,000. Kinloch Lodge, the nearest other building, confirmed they use a private water supply. Water supply to the pitch area would therefore also be private via a borehole or well (*see below*).

Foul Drainage

There is no mains sewer on Sleat.

Heating Fuels (Gas, Oil, Woodchips)

Gas (LPG) and Oil delivery is available on the island.

There is at present no woodchip or pellet delivery; however, investigations are understood to be underway into the possibility of community-owned woodchip production at Kinloch in the future.

Topographical Survey

A topographical survey of the site was carried out (*see overleaf*³).

³ Available digitally.



Name SPORTS CENTRE WINDOCH SKYE -		Date 11.06.08 Scale 1:2000	
Client NAME_01		Project SOIL SURVEY DUALCRAS	

SAC Environmental
 Consultancy Services Division
 Edinburgh
 Tel: 0131 528 300
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 Email: info@sac.co.uk
 SAC Environmental Ltd is a registered charity under section 1 of the Companies Act 2006.



SAC
 Also at Aberdeen and Airdrie

3.2 Phase 1 Sketch Design

Drawings

See overleaf for sketch design layout.

Design Philosophy

Generally, the design must be:

- Simple, durable and low-maintenance

- An exemplar of best-practice in sustainability

- Able to function well as a stand-alone project but also be capable of integration into possible Phase 2 development.

- Of minimal impact on the surrounding natural landscape and ecosystems.

Rationale and Outline Specification

Changing Room Pod

The structure of the Changing Room Pod will be to utilise sustainable construction materials such as timber, with minimal use of materials such as steel and concrete, which require relatively large energy use in their conversion from raw materials. The structural frame of the building will reflect the most economic use of the chosen materials.

The building will respond to its context to the extent possible, minimizing energy-loss and deterioration due to wind with its low roof profile, The building's orientation is dictated primarily by the relationship of the building to the pitch – however consideration has been given to taking advantage of solar gain. The building will be over-insulated to minimize heat loss and to allow rapid heating of the building, which is especially important as it will not be continuously inhabited. The cladding will be Scottish larch to minimize carbon emissions in production and transportation, while providing an economical and durable solution. Unfinished larch is very low-maintenance as it requires no treatment or repainting, and will weather naturally to blend in with the colours of the woodland environment. The ply + alwitra roof is very low-impact and low-maintenance, and its low weight in turn reduces the materials used in the structure of the building.

The internal fit-out and finishes will use natural materials where possible but will be selected primarily on the basis of durability, reducing waste by prolonging the life-cycle of the building.

Foul and surface drainage design for the changing room pod will be combines the goals of simplicity and low-maintenance with minimal environmental impact. Initial consultation with drainage consultants suggests foul drainage to a Septic Tank with pipe discharge into the watercourse or soakaway would be adequate.

An investigation would be made fairly early on in the project to assess the water supply in terms of quantity and quality – if a simple well is sufficient this would indicate a cost in the region of £6K, however should a deep borehole be necessary this would rise to £15-17K. It is possible that a single well or borehole would provide enough water for future development in Phase 2, however this would also have to be confirmed by investigation. (see Cost Estimates below). The lack of mains water, while increasing capital costs, will reduce annual operating costs.

External Areas

The design philosophy will be to use natural materials readily available locally in the construction of the access road, car park, perimeter fence and landscaped areas. The aim will be to retain all materials on site and to use naturally occurring materials available locally to form permeable areas of car parking and ancillary drainage in accordance with SUDS best practice. The timber elements of the perimeter fences may be in locally produced softwood.

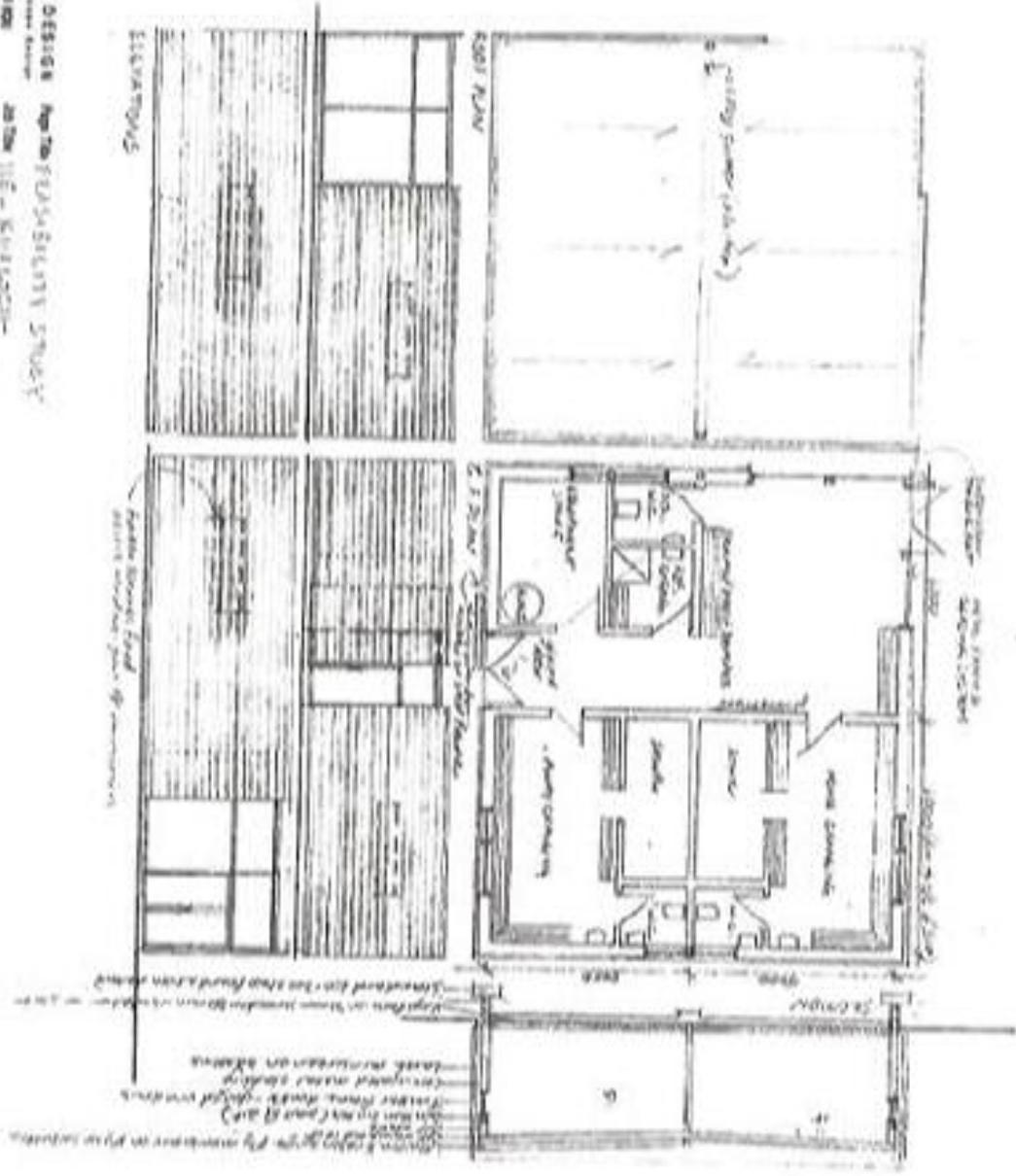
For the purposes of Phase 1 feasibility, upgrading of the bellmouth junction at the pitch access to Roads Dept. Standards has been allowed for – in future phases the access road may require partial adoption by the local authority with consequent further improvements.

Landscaped areas will be planted with native species so as to blend into the surrounding woodland area. An area has been designated as a possible site for a building and additional parking as part of Phase 2 – this will be levelled and planted with low- or zero-maintenance meadow grassland in Phase 1.

The pitch design and the energy source for heating the building and water each have an especially significant impact on both capital and operating costs, as well as (in the case of energy) environmentally. Specialist subconsultants were engaged to carry out feasibility studies evaluating each of these options – these are reproduced below.

ALICEMAS BUILDING DESIGN
 ARCHITECTURE & INTERIOR DESIGN
 ADDRESS: 2nd Floor - 1st Floor - 1st Floor
 11th Floor - 11th Floor - 11th Floor
 11th Floor - 11th Floor - 11th Floor
 11th Floor - 11th Floor - 11th Floor

APR 2014 FRESH SHELTER STUDY
 2014 11th - 11th Floor
 Drawing No. 001-101-101-101
 Date: 6/11/14
 Scale: 1:30 (Drawing)



SKETCH DESIGN: CHANGING ROOM POOL

3.3 Energy Options

An Cuilinn Consultancy (refer to appendix 5.3)

An Cuilinn considered the likely use of the building, the requirements of space and water heating, and the capital and running costs of different solutions.

The new building will be used for changing and showering for football, shinty and other games. Therefore, there will be a small space heating and a large, intermittent water heating requirement with showering for 25 persons. Because of the pattern of use, the space and water heating can each be treated separately or the two can be combined and supplied by one heat source. The final choice will depend on the capital cost of the equipment, the projected running cost and environmental impact of the heat source/s.

The methods of heating considered were:

- Direct Acting Electricity
- Oil Fired Boiler
- Gas (LPG) Fired Boiler
- Air Sourced Heat Pump (ASHP)
- Ground Sourced Heat Pump (GSHP)
- Biomass Boiler
- Solar Panels

Conclusions

The table below shows the capital and running costs for various options, together with their CO₂ emissions. Account must be taken of the assumptions made in calculating the figures, and escalating fuel prices will impact on the figures, but they give a good indication of what can be expected for the various scenarios.

	Space Heating	Water Heating	Solar Panels	Capital Cost	Running Cost	CO ₂ (kg) Emissions
S/Htg	W/Htg	S/Pan.				
Electricity	Electricity	N	£6,100.00	£1,290.00	7396	
		Y	£11,600.00	£1,110.00	6364	
Oil	Oil	N	£8,300.00	£778.28	4725	
		Y	£13,800.00	£688.35	4066	
LPG	LPG	N	£6,800.00	£1,095.95	3926	
		Y	£12,300.00	£966.52	3378	
ASHP	ASHP	N	£18,500.00	£430.00	2465	
		Y	£24,000.00	£370.00	2121	
GSHP	GSHP	N	£39,000.00	£368.57	2113	
		Y	£44,500.00	£317.14	1818	
ASHP	Electricity	N	£12,400.00	£980.00	5619	
		Y	£17,900.00	£800.00	4587	
GSHP	Electricity	N	£16,600.00	£957.86	5492	
		Y	£22,100.00	£777.86	4460	
Biomass	Biomass	N	£11,000.00	£383.41	52	
		Y	£16,500.00	£329.91	52	

Recommendations

Assuming grant funding was available for renewable energy sourced heating, the first choice would be between a biomass boiler or a ground/air sourced heat pump.

While the capital cost would be high in comparison to other options, running costs would be approximately £400 per annum, which would be extremely helpful in maintaining the long-term viability of the facility.

Ground sourced heat pumps require no maintenance and they have only one moving part, the compressor motor. Air sourced heat pumps have the additional fan and motor and in this instance would probably be sited outside the building, open to the elements (though they are robust enough to withstand coastal climates). An air-sourced unit would therefore need some maintenance.

Biomass boilers require regular ash removal, maintenance and fuel deliveries. The efficiency of the boiler is also governed by the quality of the fuel, size of chips, moisture content etc. There are also currently issues of particulate emissions, but these have to be weighed against the emissions from alternative fuels. Biomass has the great advantage of negligible CO₂ emissions.

If grant funding for a GSHP were not available and there were restrictions on costs, the second choice would be between a biomass boiler, an oil fired or all electric installation, the oil and electric installations with solar panels. Whilst an LPG installation would be cheaper to install it would be more expensive to run, and servicing can be expensive and difficult to obtain.

If renewable heat source grants were not available and funds allowed, an air sourced heat pump would be the third choice.

3.3 Pitch Improvement Options

Malcolm Clapperton for Campbell of Doune Ltd. (refer to appendix 5.2 for full report)

Note: Costings provided below are for a standard football pitch, and have been amended on a per metre squared basis to provide costings for a shinty sized pitch in the Budget Cost Analysis.

Option 1: Outline Design Specification and Indicative Construction Costs for Synthetic Grass Pitch

1. Synthetic Pitch - General

The synthetic pitch shall comply with the requirements of the FIFA 2 Star Standard.

The pitch construction profile will typically be graded crushed stone sub-base, open textured bitumen macadam base course, porous polymeric insitu shockpad and synthetic grass carpet with sand/rubber infill.

Alternative constructions, as specified by carpet manufacturer, should be detailed with the tender submitted for consideration.

The pitch drainage system will comprise of perforated land drainage pipes, laid in granular filter material, across the pitch at regular centres. A main collector drain will connect these pipes and take the run-off to the main storm water drainage system.

The synthetic grass carpet will be lined for football(and shinty).

2. Synthetic Pitch - Materials and Construction

The synthetic surfacing system for the football pitches shall comprise of a sand/rubber filled synthetic grass carpet and a flat insitu shockpad (required in all submissions).

The synthetic surface at Kinloch should be a new generation sand/rubber filled carpet developed specifically for football, should this be the primary use for the pitch. If other ball sports are to be played then consideration should be given to synthetic carpets that offer a 'multi-use' functionality and a short pile surface more suitable to the movement of a shinty or hockey ball.

The design, performance and installation of the synthetic surfacing system shall Comply with all requirements of the standards set out in the FIFA 2 Star Standard. Only systems with the full FIFA accreditation will be considered and the system will be tested and certified on completion.

The costs for the works involved in constructing such a Synthetic Grass Pitch would be as follows and these costs are based on a 105 x 68 m or 7,140 m² pitch which reflects the FIFA 2 Star Standard.

Bulk Earthworks to formation level 75,900
Drainage Installation 27,400
Pitch Construction 290,937
Fencing 39,600
Floodlighting 34,000
Commission for play includes posts, lining etc.5,200
£ 473,037.00

Option 2: Outline Design Specification and Indicative Construction Costs for Grade 3 Natural Grass Pitch

A model Grade 3 natural grass pitch has been assumed to be a piped drained pitch with a sand amended topsoil and secondary drainage system of sand/gravel slits on a reasonably level undeveloped site. It has been assumed that the indigenous topsoil has been evaluated and is suitable for the purpose.

It has been assumed that the design of the pitch is based on a full topographical survey and appropriate site investigation and takes account of planning and statutory requirements, the desired use of the facility and the proposed management arrangements.

It has been assumed that the design will form the basis of a Contract Document which is issued for tender by specialist contractors.

A simplistic breakdown of costs under more easily recognisable headings would be as follows:

Bulk Earthworks to formation level 14,200
Drainage Installation 15,000
Pitch Construction 40,800
Establishment of sward 7,860
Sand/Gravel slits, topdress, vertidrain etc. 11,820
Establishment of sward over slits 11,640
Commission for play includes posts, lining etc.2,400
£ 103,720

Option 3: Outline Design Specification and Indicative Construction Costs for Grade 4 Natural Grass Pitch

A Grade 4 Pitch model has been identified as one which is built to a higher specification than a Grade 3 pitch using a manufactured screened rootzone rather than indigenous or imported loams. The rootzone construction specified and costed is based on a system with a gravel raft over the installed drainage.

These types of construction have a much better performance in terms of surface water drainage though a consequence is that the maintenance associated with them is more complex and expensive. The pitches will sustain more play though this is only true if the sward is maintained.

The works as detailed previously for a Grade 3 model pitch construction would be common through items 1 – 7 in a Grade 4 model pitch but, as the topsoil would be stripped and not stored for re-use, it would not be sprayed with herbicide or rotovated. The stripped topsoil would most likely be used on site or delivered elsewhere for landscape purposes but, for the purposes of this model, it has been assumed that the stripped material cannot be reused and that there will be a cost associated with removal from site which has been added to the total cost of the project.

The costs for the works involved in constructing such a Grade 4 Pitch would be as follows and these costs are based on a 105 x 68 m or 7,140 m² pitch which reflects the UEFA standard.

Bulk Earthworks to formation level 16,900
Drainage Installation 17,850
Pitch Construction 119,880
Automatic Irrigation System 29,600
Establishment of sward 4,000
Commission for play includes posts, lining etc.3,600
£ 191,830
Maintenance

Proposed Maintenance Specification for: Kinloch Grass Football Pitches

Proposed Maintenance Specification for Purpose built soil based pitches of known construction, which include sand amelioration. Field drainage supplemented by the use of gravel rafts and/or sand slits.

These pitches, if maintained adequately will sustain medium frequencies of use over the longer term.

Total cost if carried out by a professional groundsman is estimated at around **£10,000.00-12,000.00** per year depending on the amount of play and what the final pitch specification is. However a possible advantage of the grass pitch option is that part or all of this maintenance could be carried out on a voluntary basis by team members or by the College.

Artificial Grass Pitch Indicative Costed Indicative Maintenance Schedule

4 ANNUAL COST

Annual Maintenance to Synthetic Pitch.....	£ 3,000.00
<i>includes power grooming, contra brushing and moss and weed treatment</i>	
Annual Maintenance to Floodlighting.....	£ 2,000.0

This work is specialist, and can not be carried out on a voluntary basis by team members or the college.

3.5 Budget Costs: Phase 1

Construction Costs

Consultant quantity surveyors the Torrance Partnership carried out a budget costing based on design and specification provided by the consultant architect Dualchas Building Design and engineers Campbell of Doune. Total construction cost estimates were provided for the 3 options detailed above for the main pitch area on the basis of a playing field suitable for shinty. These include estimates for the Changing Room Pod, Services and External Works.

Option 1:	Synthetic Pitch/Pod/Services	-	£847,989.00
Option 2:	Grass Grade 3 Pitch/Pod/Services	-	£585,446
Option 3:	Grass Grade 4 Pitch/Pod/Services	-	£695,402

For the sake of comparison these 3 pitch options all assume the same energy solution – an electric boiler for both heating and hot water with solar panels. Capital costs for energy supply may be higher or lower, depending on funding availability – for example, a ground source heat pump would add £32,000 to the cost, outlined in Torrance Partnership cost analysis. Also refer to section 3.3 – ‘Energy Options’, for further details.

These do not include the following ‘optional extra’:

An allowance for a training pitch:	Grass Grade 3 training pitch, lights and fence	£82,294
	Grass Grade 4 training pitch, lights and fence	£115,211

All 3 options assume a 5% contingency cost.
For cost breakdowns and further details, see appendix.

Professional fees

The following services would be required:

- Architects
- Civil and Structural Engineers (detailed design of building and pitch, SER certification etc., detail design of surface and foul drainage, Flood Risk Assessment)
- Mechanical and Electrical Engineer (detailed design of heating and plumbing)
- Quantity Surveyor (update budget costing during detailed design phase)
- Planning Supervisor

Depending on the design option selected, an allowance for professional fees should be made in the order of **7% of total construction costs**.

Maintenance and Operating Costs

These can be summarized as follows:

	Annual Cost*	
Changing Room weekly cleaning	£2,000	
Occasional maintenance and repairs for changing room pod, perimeter fence, car park, landscape areas, and access road	£2,500	
Pitch Maintenance: grass		£10-12,000**
Pitch Maintenance: synthetic	£3,000	
Floodlighting maintenance	£2,000	
Energy Costs: Electric boiler with solar panels		£1100p.a.**
Energy Costs: Heat Pump	£400	
TOTAL	£9,900	+ £11,100 - £13,100

*Cost estimate assuming maintenance tasks are carried out professionally. There is considerable potential for some of these tasks to be carried out by the constituent organizations of Ceann Loch, sharing responsibility for maintenance and cleaning, and leveraging skills within the football club and other constituent organizations.

**Operating costs depending on energy option selected.

3.6 Recommendations

There were three elements to consider in the proposal in order to establish the details of the project to be taken forward: the type of pitch, the requirement for the training pitch and the heating system for the changing room pods.

Pitch Type: The consultation established that an all-weather playing surface was vital for the community. Due to the frequent adverse weather conditions, the intended frequency of use, and the damage shinty, hockey and football can cause to wet grass surfaces, having a robust synthetic surface suitable for a variety of sports is the best solution for sustaining long-term year-round sporting participation. The pitch also required to have floodlighting so that the facility could meet the demand for sport activity in the evening winter months. This is Option 1 as outlined in the Torrance Partnership report.

Training pitch: The grass ancillary training pitch will also form part of the proposal for Kinloch. The consultation established that it would allow a space for children to participate in sport while the main pitch was being used by adults and allow flexibility for different sports to be taking place simultaneously.

Following discussions, and as noted in the report by Campbell of Doune, it was established that the training pitch could also be valuable in acting as a holding area for occasional storm floods within the flood plain of the river, giving a further reason for including it within the proposal.

Heating system: There was a strong desire expressed by many involved in the consultation that any proposal should seek to minimise carbon footprints, as well as minimise running costs of the building. An Cullion Consultancy carries out analysis on a variety of heating models. A ground source heat pump would give the lowest running cost, saving an estimated £1100 per year, but would have a higher additional capital cost of £32,000 over a solar panel system with electrical back-up. It was not established that the extra additional capital cost was good value for money, so it is proposed that water and space heating of the pods is done by the combined solar panel and electric system.

It is recommended that Ceann Loch proceed with the establishment of a shinty-sized all-weather pitch with ancillary training ground, changing facilities and parking area.

Costs: Option 1:	Synthetic Pitch/Pod/Services	-	£847,989.00
	Training pitch	-	£82,294.00
	Professional fees 7%	-	£65,119.81
	Total Cost	-	£995,402.81

It is proposed that work should start on site early 2011. Although Torrance partnership costs are based on 2010 prices, no additional cost have been allowed for inflation due to the current relatively static nature of construction cost inflation.

4 Next Steps

4.1 Phase 1 Implementation

Objectives

Prior to approaching funders formally, a review of how the project fits in with National, Regional and Local Objectives was carried out as follows:

National Outcomes

The National Policy for Physical Activity arises from a 2003 Scottish Executive Report 'Let's Make Scotland More Active!' in which the following vision is identified: "To increase and maintain the proportion of physically active people in Scotland". Following this the 2007 report 'Reaching Higher' establishes the aim of encouraging sports organizations to work towards common goals "Sport is more widely enjoyed and available". This policy document builds on the work of Sport 21 and aims to take account of emerging opportunities for the development of sport in Scotland. It reaches a number of conclusions that support the principle of the proposed development as well as provide specific ideas for the development of the brief.

In particular it advocates the following:

- The sharing of resources between sports organizations and governing bodies
- Investment in club development including innovative approaches to ensure greater coverage of facilities and club activity
- Co-location of facilities and responsive programming and opening hours
- Ensuring everyone has access to high quality community sport facilities, advice and guidance
- Supporting rural communities by providing a forum for social interaction and attracting visitors.
- Focus on development in the west of Scotland where participation is lower
- Emphasis on sports that are traditional in Scotland, such as shinty and curling, and on sports that are rapidly growing in Scotland such as outdoor and adventure sports.

As well as broadly supporting a co-ordinated approach between community organizations as well as sports organizations, the document specifically supports the development of facilities and support for shinty, as well as outdoor/adventure activities – both of which are supported by the brief for sports development at Kinloch.

Rural Priorities

Rural Priorities identifies a number of *Local Strategic Objectives*, of which the following are relevant to this project:

Thriving Rural Communities Policy HIG 31

Improved viability and well being of Scotland's rural communities, by:

- a. the provision of access to high quality socially, environmentally and economically sustainable community buildings (such as multi-use community centres), and facilities (i.e. sport and leisure).

Package: 36 Improving Rural Community Services

Option: Community Services and Facilities

Thriving Rural Communities Policy HIG 32

Sustainable, resilient rural communities, which are empowered and encouraged to take a positive role in influencing issues affecting them and their communities, through improving skills, knowledge and capacity and supporting other community led initiatives. In particular proposals reflecting the priorities of the Community Planning Partnerships and Local Action Groups, and Highland Wellbeing Alliance Community priorities.

Package: 36 as above

Public Access Priorities HIG 25

Improved public access provision through the creation, improvement and promotion of paths and other facilities (bridges, toilets, car parking, dog walking areas, launch sites with changing areas, informal campsites, etc.) with priority given to:

An increase in quality and provision of routes in and around communities (particularly where health and community need is greatest)

An increase in quality and provision of routes between communities

An increase in quality and provision of routes to, through and along places of interest, e.g. coasts, woodland, inland water, uplands, viewpoints, river corridors, historical sites

Improving users' and land managers' understanding of outdoor access and land management issues in the context of the Scottish Outdoor Access Code through provision of interpretation signage, leaflets, presentations workshops and site visits

Assistance with the suitable implementation and monitoring of core paths and routes identified in core paths plans.

In particular actions that:

- are in line with The Highland Council Access Strategy and the Cairngorm National Park Outdoor Strategy
- contribute to the aims of the the suite of Core Path Plans operating within the relevant geographical areas of Highland or Cairngorms National Park.

Package: 18 Including the following:

- Water margins and enhanced riparian buffer areas
- Management of flood plains
- Area access management
- Enjoyment of rural landscapes

Package: 37 Access, Recreation and Community Development

Option: Community Services and Facilities as above

Option: Area Access Management, including path/route construction, vegetation reduction, provision of amenities such as car parking areas, picnic tables and seats

This project directly supports Thriving Rural Communities policies HIG 31 and 32. In addition, Public Access Priorities HIG 25 will be supported by the provision of car parking and basic changing facilities at an important access point to woodland paths and to Skye's core paths network.

Regional and Local Objectives

The Highland Council's Sports Strategy Highland PASS notes the following priorities which are directly relevant to this proposal:

5 Increase opportunities for people to participate in sport through the medium of Gaelic

16 Improve competition opportunities in the Highlands

And further priorities which are supported by this proposal:

15. Develop and Promote Outdoor Learning Opportunities

- 27. Develop and expand core paths networks
- 30. Ranger walking and outdoor events
- 33. Forestry walks and activity through 'woods for health' and 'forests for people'
- 2. Develop mountain biking

The Highland Leader Community Development Plan – Eilean a'Cheo Ward lists the following relevant priorities:

Objectives:

- 9.6 Access to Activities, Facilities and Services. Develop community facilities to create additional access, especially for younger people. Piloting rural transport schemes.
- 9.7 Land, environment and access to the countryside. Paths, trails and interpretation, with emphasis on young people, gaelic language, natural environment.

Local Outcomes:

- 10.3 Invest in infrastructure for rural communities
- 10.4 Limit the impact of distance from services in rural and remote communities.

These evolve from the following *Highland Wellbeing Alliance* objective: Revitalising communities.

Highland Council lists the provision of pitch facilities for Broadford and South Skye as a 'second tier' priority, and would support the proposal in principle.

A particular concern is the fact that the proposed site is not in a population centre. However the following rationale has been applied:

- *other potential sites in South Skye all have problems with topography and drainage that would result in significant practical difficulties and additional cost. The Kinloch site, however, is already levelled and in fact the drainage could be arranged so as to actually help with flood plain management in this area, rather than generating additional problems with run-off.*
- *Furthermore since it is equidistant from Broadford and the College the potential exists for a facility that would be used by both the local community and the college, rather than one or the other. This gives rise to a unique opportunity to satisfy another objective – that of encouraging partnership between local organizations and in particular the gaelic college and the local community, and in so doing to provide a unique platform for enhancing delivery through the medium of gaelic.*
- *Compared to other types of sports facility, the pitch with its emphasis on team training and matches means that the potential for car-pooling and minibus use could be developed to mitigate any transport problems.*
- *The site is situated at the intersection of several core paths and close to cycle routes, and has the potential for further development as a base for outdoor activities such as mountain biking, orienteering and walking.*
- *Although the Local Plan is in principle in support of locating new facilities close to population centres, in this case for the above reasons, planning permission has already been achieved for a facility in this area.*

Other Local Initiatives

The 2004 CADISPA study identified the provision of sports and recreation facilities as an important priority for South Skye, as they are currently all but non-existent in the area. Two major developments are currently in the pipeline, one to the South and another to the North of Kinloch. It is hoped that together with Kinloch a co-ordinated approach can be developed in which each development plays its part in providing a range of basic facilities.

Kilbeg

To the South a major new housing development around Kilbeg, near the Gaelic college, is under consideration. It has not yet been masterplanned, so there are no definite proposals as yet, but a 'village green' is envisaged and potentially indoor sports facilities in the future.

The Village Green would be a multi-purpose grass space, for local fairs, and perhaps field sports training, but would not be big enough for shinty matches, and would not be all-weather but more a grassy space to form a community focus.

Broadford Woodland

The Community Company has recently acquired an area of woodland from the Forestry Commission, to develop for community use. Again, this has not yet been masterplanned, but the current proposal is for an open space for events, with a campsite and a picnic area, with possibly some provision for e.g. tennis courts or an outdoor climbing wall. The site, while large enough, does not have the topography to be a level pitch and would not be an all-weather surface in any case, but more of a rough grass 'common green'.

The vision is that all these developments would be complementary and would be linked by core paths/SUSTRAN paths.

While both of these proposals contain an outdoor/recreation element, neither one addresses the need identified in the feasibility study for an improved football or shinty pitch giving the community a facility for training and matches in a variety of field sports.

They do however represent opportunities to develop a co-ordinated and complementary approach to recreation for South Skye. With a very dispersed population it is appropriate that facilities are sited in a number of locations rather than concentrated in one area.

The approach taken is to prioritize the development of an all-weather pitch at Kinloch, as the only site in South Skye where this is currently feasible, but to allow any 'second phase' facilities at Kinloch to develop in conjunction with developments elsewhere.

Capital Funding Strategy

Following the initial review of funding options carried out in 2007 (see feasibility study report), first stage application was submitted to SRDP 'Rural Priorities' which has been granted an 'amber light' pending the submittal of further information.

Further discussion with the Highland Council and Sport Scotland suggests that the project fits with their current priorities and the proposal will be submitted to Sport Scotland in the near future.

In tandem with this, discussions are underway with the College with a view to establishing the potential for assistance with capital funding. Other potential funders that have not yet been approached include charitable trusts such as the Robertson Trust, Lloyds TSB and the Gairloch Trust. It is likely that the bulk of the funding will not be obtained from any of these sources, but they may well provide an option in the event that seed funding or contingency funding is required.

There is also funding available from the Energy Savings Trust for assisting with capital costs of specific green technologies, such as solar panels.

4.2 Business Plan

1. Description of business

1.1 General Description

1.1.1 Ceann Loch Ltd.

Ceann Loch is a community-based organisation formed in order to provide a sports and community facilities for South Skye (an area that currently lacks a dedicated sports facility).

The management committee consists of 8 volunteer directors – 2 drawn from each of four locally based organisations:

- Sleat and Strath Amateur Football and Recreation Club
- Sleat Community Council
- Sleat Community Trust
- Sabhal Mòr Ostaig Gaelic College (UHIMI)

Membership extends to all members of the four organisations listed above.

All four of the above organisations independently recognised a need for a sports/recreation facility in South Skye. At the impetus of the football club and the college, they came together to address this need, and the needs of the wider community, jointly.

1.2 Type of Business

- 1.2.1 Scottish Charity no. SC037777 Limited Company no. 293486

1.3 VAT Registration

- 1.3.1 The company is a charity and is not VAT registered.

1.4 Location and Premises

- 1.4.1 Ceann Loch has acquired a site for development – a site currently used as a football pitch by one of its member organisations, the Sleat and Strath Amateur Football and Recreation Club. The current pitch area is substantially undeveloped and changing facilities consist of a derelict portakabin with no water or electricity (*see below*), although it is used as much as possible given the poor condition of the pitch. Ownership of this site is in the process of being transferred from the football club to Ceann Loch Ltd.

2. Development Proposals

Detailed description, including products and services, pricing structure, volume of sales, overheads
Short and long term objectives

2.1 Development Proposals

- 2.1.1 The proposal is to redevelop the existing, frequently flooded, football pitch as an all-weather shinty-sized pitch, with training area, and to add changing facilities and a car park area. This would greatly extend its potential, allowing the use of the pitch by a wide variety of community groups, local schools, and the Gaelic college of higher education.
- 2.1.2 The company aims to achieve grant funding from a variety of sources (see below) to cover the capital costs of the new pitch and related infrastructure.

2.2 Management

- 2.2.1 Following completion of development, the company will continue to manage the facility. Each of the four constituent organizations will contribute to ongoing maintenance, to be supplemented with usage fees, as detailed below.

2.3 Short-term Objectives

- 2.3.1 The short-term objective is to provide a quality, all-weather venue for field sports in South Skye, and area that currently lacks dedicated provision for sports. Through this, Ceann Loch aim to make a significant contribution to improving opportunities for people of all ages but especially for young people in the area. They also hope to reinforce the area's cultural assets and identity by facilitating the use of Gaelic medium in sport and reinvigorating the area's participation in shinty.

We aim to secure funding during 2010 and construct the facility during the first half of 2011. The facility would open in August 2011.

2.4 Long-term Objectives

- 2.4.1 In the long run, in conjunction with other initiatives currently underway in the area, the aim is to provide a range of basic sports facilities for the community of South Skye, in a number of locations. Further development at Kinloch might take advantage of its location within the network of core paths / cycle routes, and forest trails, to promote and facilitate outdoor activities such as orienteering, mountain biking and walking.

3. Contact Details

3.1 Contact Details

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