

# Community Leisure Project (Louth) *Frequently Asked Questions*



*Another exciting project brought to you by . . .*

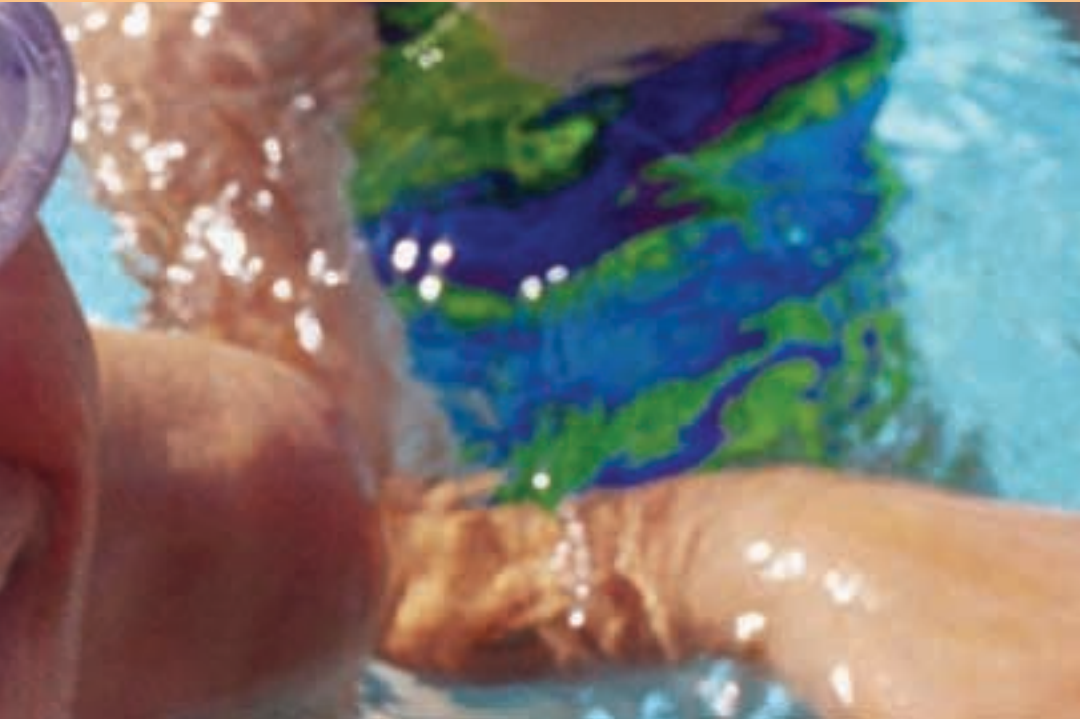


# Project Overview

Encouraging, developing and sustaining active communities and active individuals is no mean feat for any organisation. But when it comes to East Lindsey District Council, we have made a commitment to working hand-in-hand with our customers and stakeholders in responding proactively and effectively to government initiatives by **bringing leisure facilities up to 21st century standards**.

Access to **improved services** and engendering **community ownership** are just two key priorities for the Council. They are confident that the vision of playing a major role in **changing people's attitudes towards leisure** will become a reality, through the implementation of their latest investment:

*The Community Leisure Project (Louth)*



With many Community Leisure Projects underway and with many now complete, the Louth based project will create good quality sustainable facilities that will focus not only on traditional **sports participation**, but also on **community development** use. Arts and cultural activities can be pursued; it provides a base for community and learning development; and in addition the Council, through this project, will become a major contributor towards programmes that address the significant health inequalities faced by the District.

Take a look at the information found in this booklet. It details:

- A project overview specific to the Community Leisure Project based in Louth
- Information about the London Road Pavilion and Pitches
- Information about the Wood Lane Community Leisure Centre

# Why do it?

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Leisure consultants identified many key issues for leisure provision in Louth. These included:

- A need for improved fitness provision
- Requirement to support the clubs' development programmes – i.e. football, cricket and hockey by increasing and improving pitches
- A replacement for Louth Swimming Pool (at the end of its economic life)
- Address gaps in sports hall provision
- Develop/enhance the GP referral scheme in the area

Following that report a Leisure Strategy was written for the District and, specific to Louth, the Council committed to:

- **Replace and improve upon the Louth Swimming Pool, which is near the end of its economic life.**
- **Provide facilities in accordance with the 'Hierarchy of Provision' for a large town and in line with the wishes of the community.**
- **Replace and improve upon the existing Louth Sports Association facilities at London Road, which are in a poor condition, outdated and at the end of their economic life.**
- **Play a major role in addressing health, crime reduction and anti-social behaviour issues in the community.**
- **Provide high quality venues, centrally located, to cater for the first three levels (i.e. up to 'Performance' level) of the Sports Development Continuum.**
- **To facilitate higher-level coach education courses (NGB Stage III) and volunteer education courses.**
- **To provide leisure facilities aimed at catering for the broadest possible cross-section of the community.**

## How did this lead to the Community Leisure Project?

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Already committed to delivering that promise, the Council needed to see what the real needs of the community were, and how these could shape a project for leisure in Louth.

After consulting with a wide range of stakeholders (clubs, residents, partners, governing bodies, schools and councillors as examples), the Council wrote a proposal, which would satisfy both our requirements as a local service provider and the wishes of the community.

That proposal was called

### *Community Leisure Project (Louth)*

The Business Case was first approved in April 2005, with Executive Board and Council giving the green light to begin on the project in May 2006.



## Who is the Council working with?

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- Linpave Building Ltd in Rand, Nr Wragby, is the building contractor
- William Saunders Partnership is the architect
- Thornton Firkin of Lincoln provides the Council with an Independent Client Advisor.
- The Council's Project Team continually work alongside national governing bodies and funding partners, as well as the Planning Officers, to ensure that the project meets its objectives.

W<sup>M</sup> SAUNDERS PARTNERSHIP LLP | W S P



THORNTON - FIRKIN

## Were decisions taken using up-to-date facts and an adequate consultation process?

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Absolutely.

The process at arriving at the scope of the Community Leisure Project and the location of the leisure centre on Wood Lane has taken several years and includes the most comprehensive consultation exercise ever undertaken by the District Council.

The Audit Commission have a guide on sampling, which we strictly adhere to in any consultation. In order to be 95% confident that the responses are representative of the population, the Commission set out how many responses are required back from the population of the area that is being consulted.

Further consultation will be run with all residents and other stakeholders to influence various other stages of the project (programming and activities and the use of the facilities within the leisure centre as examples)

## When was planning permission granted for the facilities?

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We have full planning permission for the Wood Lane and London Road developments, which was granted by the Council's Planning Committee in February and March 2007, respectively.

Work began on London Road in May 2007 - with the whole facility (pavilion and pitches) being opened to the public/clubs in Spring/Summer 2009.

Although work was due to start on the Wood Lane site in Spring 2007, this changed as a result of an application to Lincolnshire County Council by a small group of local residents for the site to be designated as a Village Green. The planning and regulation committee members rejected this application but another application was immediately submitted that June.

Lincolnshire County Council (as registration authority for the County) decided that an Inspector should independently assess this application.

The Inspector (Mr Tim Morshead QC of Landmark Chambers, London) heard the application at a public inquiry in November 2007 and subsequently wrote a report, which recommended the second application, also be rejected. County Council agreed with this decision at their Planning and Regulations meeting on 10 February 2008.

East Lindsey District Council's Executive Board gave the final green light to plough ahead with the leisure centre element of the project on 18 March 2008 and avoid any further delay.

## What are the capital costs?

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The total net cost of proposals to ELDC is £13.572m.

This figure is broken down as follows:

■ Wood Lane development	£11.663m
■ London Road development	£1.557m
■ Wainfleet Road (Skegness) replacement changing rooms	£0.352m

## How was it decided that Louth should get all the investment? Aren't there other areas that need the money for leisure?

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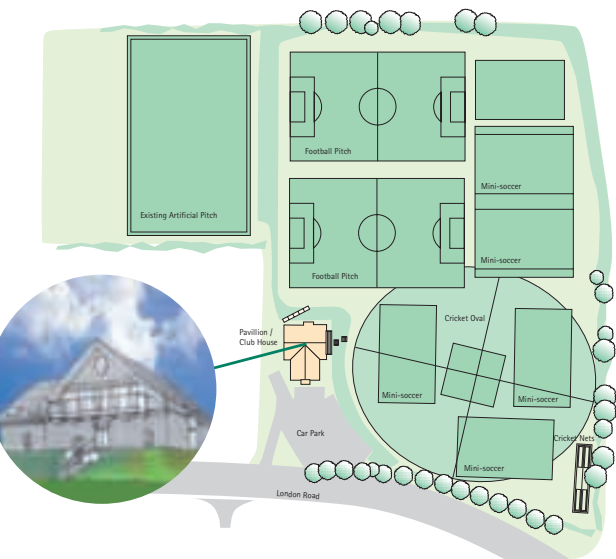
Louth is the latest in a line of developments in sports and recreation across the District.

As well as the capital investment into leisure across the District, the Council's annual revenue spend on sports and leisure is significant.

The implications for revenue expenditure can be found by visiting the website at [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk) and following the links to Committee Minutes and Reports.



## OVERVIEW



<b>Location</b>	London Road, Louth	
<b>Planning granted</b>	March 2007	
<b>Completion due</b>	Pavilion	Spring 2008
	Football Pitches	Autumn 2008
	Cricket Pitches	Spring/Summer 2009
<b>Cost</b>	£1.6 million	
<b>Facilities included</b>	Pavilion	8 changing rooms
		2 officers' changing rooms
		Clubroom with bar and terrace
		Meeting/Teaching room
Viewing terrace and balcony	Pitches	New cricket oval
		7 football pitches
		Existing floodlit astroturf pitch
<b>Funding received</b>	Football Foundation	£499k plus revenue support
	England and Wales Cricket Board	£90k
<b>Benefit to community</b>	Supporting club development programmes - a new home for local clubs	
	Key focus for outdoor sports provision in Louth	
	Providing high quality venues catering for the Sports Development continuum	
	Facilitate higher level coach education courses	
Play a major role in addressing health crime reduction and anti-social behaviour issues in the community		

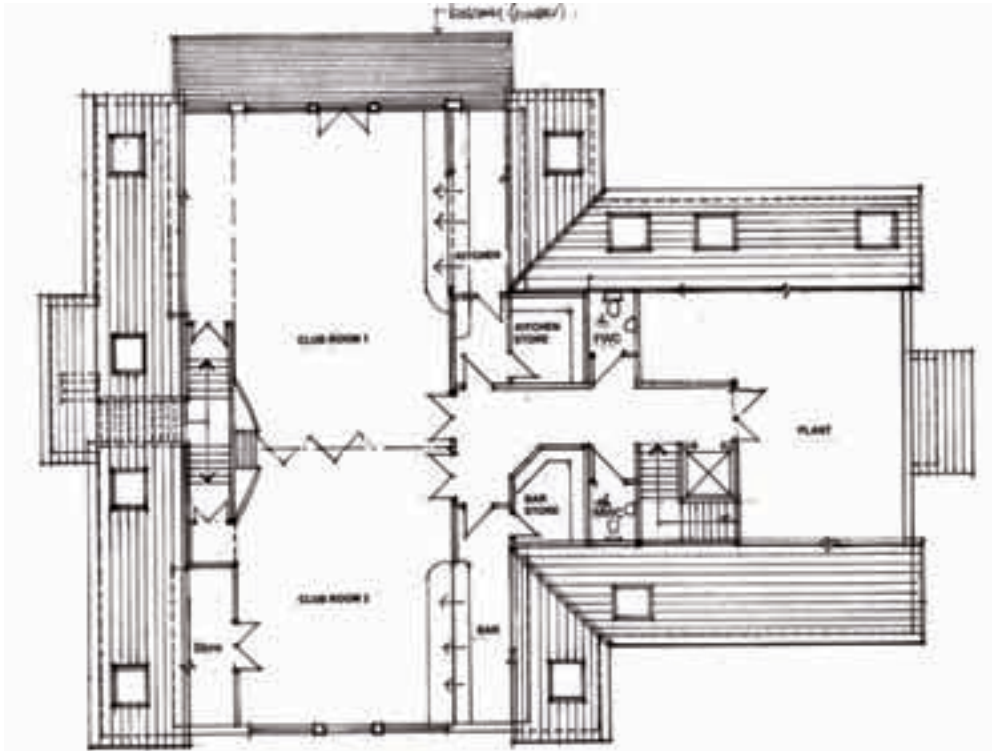
# *Sports Pavilion and Pitches*



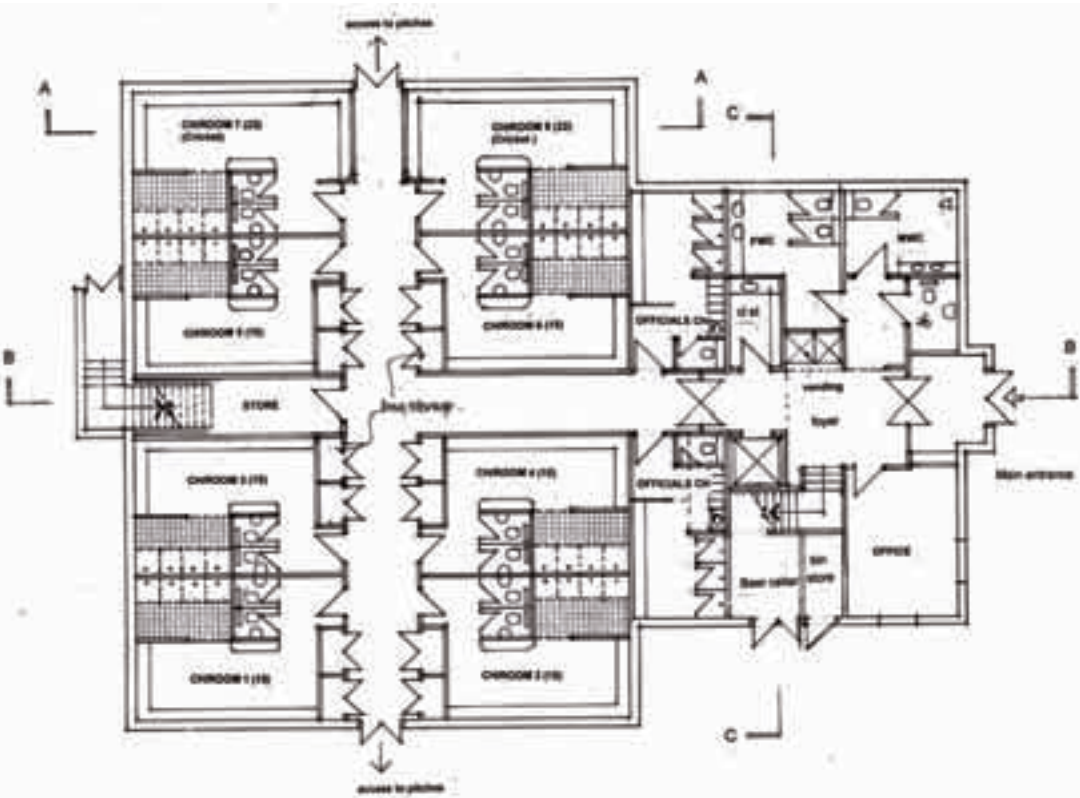
LONDON ROAD

LONDON ROAD

# First Floor Plan



# Ground Floor Plan



## What will be included?

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- Pavilion with 8 x changing rooms
- 2 x officials' changing rooms
- Clubroom with bar and kitchen (with the capability of splitting into two separate function rooms)
- Meeting/teaching room – with viewing terrace and balcony overlooking the pitches
- Football pitches to be levelled
- New cricket oval and all weather nets
- Car parking improvements with service access and cycle bays
- Existing astroturf will also remain

## Who will use it?

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The clubs and schools who used to play on the site will use the new facilities, but they will be available for use by other clubs and the wider public too.

The facilities and booking system will be managed by the Council who have appointed a new manager especially for this facility. He will co-ordinate bookings for Charles Street recreation ground, all Louth pitches and the Wood Lane MACA too.



## When will it be ready?

- Pavilion – Spring 2008
- Football pitches – Autumn 2008
- Cricket pitch – Spring/Summer 2009

## Did you receive any funding?

Yes! The importance of this development was recognised by the Football Foundation and the England and Wales Cricket Board. In all, we have been successful in attracting nearly £600k of capital funding and £100k of revenue, which is great news.

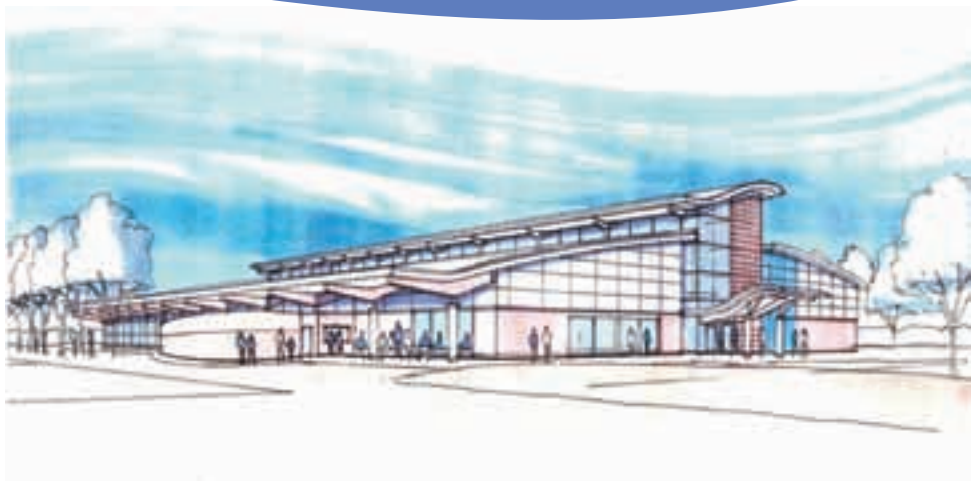




<b>Location</b>	Wood Lane, Louth	
<b>Planning granted</b>	February 2007	
<b>Completion due</b>	Autumn 2009 (due to delay)	
<b>Cost</b>	£11 million	
<b>Facilities included</b>	25m x 8 lane pool with moveable floor	Crèche with outdoor and indoor play area
	Leisure pool with slide and other features	IT suite
	Multi-purpose space (for meetings and other leisure pursuits)	Exhibition Space
	Sports Hall	Café/Bar and social area
	Fitness Suite plus sauna and steam	
	Dance Studios	Outdoor changing rooms
<b>Additional facilities</b>	Treatment Room (physiotherapy and other treatments)	Car Park and cycle bays
	External football pitches on Monks Dyke field and Wood Lane plus the Multi Activity Community Area (MACA) compliment the whole site and enhance its recreational nature.	
<b>Benefit to the community</b>	Encourages, develops and sustains active communities	
	Bringing leisure facilities up to 21st Century standards	
	Developing healthy and active lifestyles	
	Improving quality of life for all	
	Addressing health inequalities facing this district	
Making fitness fun for the whole family		



# Leisure Centre



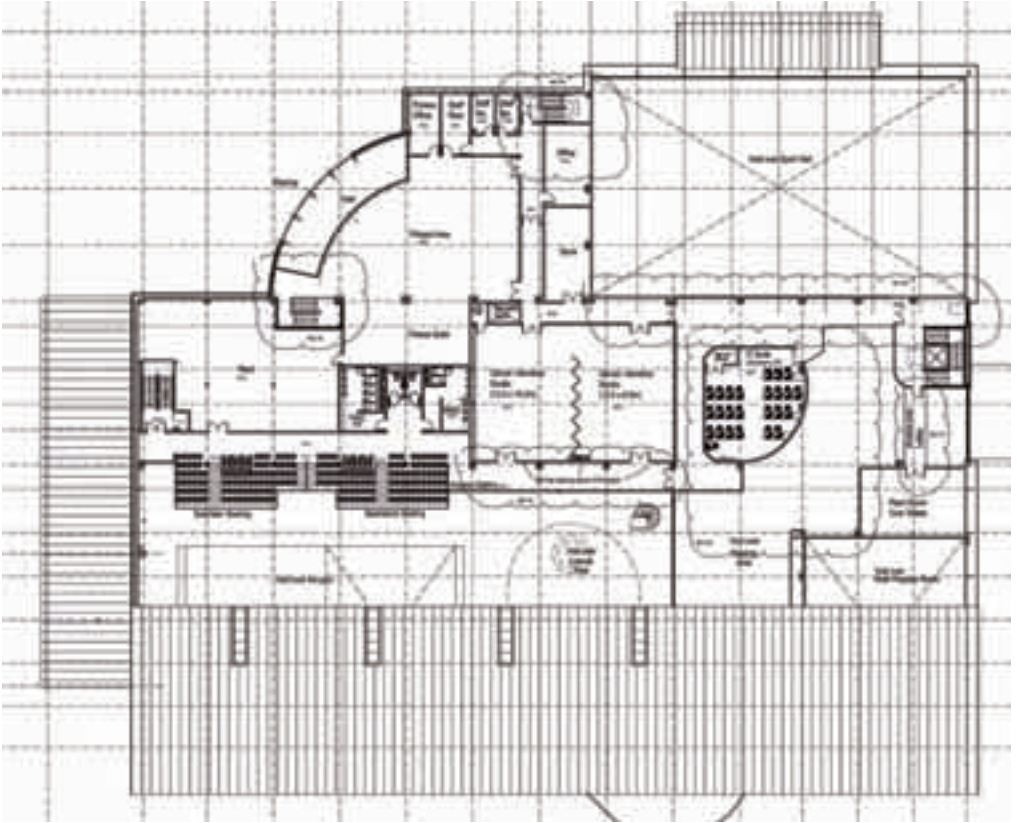
Have you seen the scale model?

Visit London Road Pavilion to view it, until August 2008. After this date it will be based on site at Wood Lane.

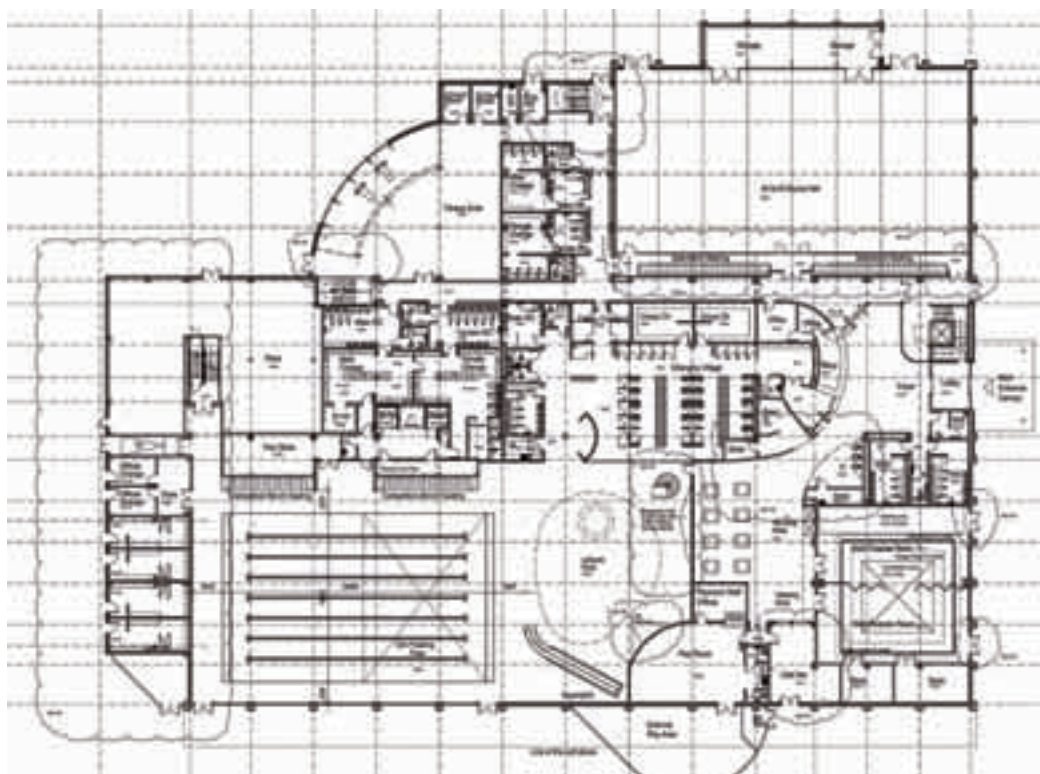


WOOD LANE

# First Floor Plan



# Ground Floor Plan





## Were other sites considered?

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- Yes. In addition to Wood Lane, the existing swimming pool (Riverhead site), Monks Dyke School, King Edward School, Cordeaux School, the Louth Sports Association ground and Louth Industrial Estate (Fairfield) were considered.
- Consideration of all options is detailed within the Planning Justification Document within which consideration was given to the alternative sites. This document is available for viewing on our website.

## What will be included

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- 25m x 8 lane pool with moveable floor
- Leisure pool with slides and other features
- Sports Hall
- Fitness Suite plus sauna and steam
- Dance Studio
- Treatment Room (Physiotherapy, sports massage etc.)
- Multi-purpose space (for meetings and other leisure pursuits)
- Crèche with outdoor and indoor play area
- IT suite
- Exhibition Space
- Café/Bar and social area
- Outdoor changing rooms
- Car Park

## What materials will be used in building the leisure centre?

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Decisions on materials are a planning condition of the build. The project team have worked with Planning Officers to make the buildings 'fit-in' with their surroundings and be pleasing on the eye, whilst being sustainable options.

## Who will use it?

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All residents, schools and clubs within a standard 10-mile radius of Louth, plus sports teams who will travel from around the country to compete at the centre. The throughput is expected to be 180,000 visitors per annum based on the population of the standard radius and by looking at other leisure centres of the same nature, in a similar location.

## Will it be a 'green' facility?

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In the course of finalising the design, project team looked at the feasibility of all possible means of trying to reduce dependency on non-renewable energy for two reasons - environmental concerns and running costs.

The measures, which have been incorporated in the design, are considered to be realistic, practical and cost efficient and will enable the facilities to achieve a good energy efficiency rating when this is introduced for leisure facilities (expected in the near future).

## Will there be a loss of pitches in Louth as a result of the Wood Lane element of the Community Leisure Project?

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A diagram of pitch availability pre, during and post implementation of the Community Leisure Project is available for viewing on our website. It highlights that after the project is complete, there will be an increase in full size pitches from five to seven, mini soccer pitches from one to five and youth pitches from one to two. The pitch configuration is subject to alteration dependent upon the popularity of each and the grass area available.

In addition, to cater for the new pitches, brand new changing facilities have also been installed. As an example, footballers will have 18 changing rooms available to them – rather than the 7 they used to have.

The leagues, national governing bodies and the FA have recognised this project as being a fantastic move forward and are in full support of the drive we are making towards improving the football infrastructure in Louth.

## What about increased traffic on Wood Lane?

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The Council recognises that the flow of traffic may increase as a result of the facility being open to the public. However, The Traffic Impact Assessment (TIA) identified Wood Lane as an important route on the east side of Louth and that it has the capacity to accept the additional traffic. Planning Policy advocates that development comprising leisure services should not be designed and located on the assumption that the car will represent the only realistic means of access for the vast majority of people; they must be accessible by public transport, walking and cycling in order to promote social inclusion.

Wood Lane will do just that, and this will be aided by the County Council's Community Travel Zone Scheme (CTZ), where cycle paths will be installed and the walk/cycleway through from Monks Dyke Road to Wood Lane via Railway Walk will see a direct, Disability Discrimination Act (DDA) compliant access onto Wood Lane.



## What about noise pollution – was that measured before Wood Lane was selected as the chosen site?

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Yes it was. Background noise was monitored at the site over a week-long period. A computer model of the development was then used to predict the noise levels at the nearest dwellings due to the leisure centre. These predicted levels were compared with background noise measurements to assess the likelihood of complaints. Using the criteria defined in British Standard BS4142: 1997 – 'Rating industrial noise affecting mixed residential and industrial areas', the assessment showed that an acceptable situation would be achieved in terms of noise for all nearby dwellings.

In addition, following guidance from the World Health Organisation, noise levels within the nearest dwellings due to the leisure centre were found to be well below maximum levels recommended.

Once built, the noise levels will be monitored as a planning condition.

## Did the Council receive any objections to the planning application?

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Formal objections (in writing) to the Wood Lane planning application totalled just eight individuals. No petitions were submitted. Those people were read out at the planning meeting and some took the opportunity to speak to the Committee.

The Committee therefore voted unanimously in favour of the planning application.

## Is it true that local residents will lose some of their land as a result of the project construction on Wood Lane?

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Absolutely not. This in no way infringes upon the land of people in immediate proximity to the site. We have worked closely with local residents to ensure they have all the information they need throughout the construction period.



## Where can I find out more information about the decision not to register the land at Wood Lane as a village green?

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You should contact Lincolnshire County Council, which is ultimately responsible for making the decision as Common Land Registration Authority for the County.

It is their Planning and Regulations Committee who made two decisions to reject an application for Wood Lane playing fields - the first in June 2007 and the second in February 2008.

Their website is [www.lincolnshire.gov.uk](http://www.lincolnshire.gov.uk).

Should you wish to view the Inspector's report, please contact Lincolnshire County Council or visit East Lindsey's website (details found at the back of this booklet).

## When will the Wood Lane leisure and community centre be ready?

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- Roadworks (roundabout and site entrance) commence – May 2008
- Leisure centre build commences – Summer 2008 (est. 60 week build time)
- The entire facility should be open to the public in Autumn 2009 – one year later than originally planned.

To view the entire Frequently Asked Questions document, visit our web page online at [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk) or speak with a Customer Services advisor, who can help to answer your questions, either at the reception desk or by calling **01507 601111**

If you would like this information in another language, large print or Braille please contact East Lindsey District Council

Osoby pragnące uzyskać informacje w innym języku, proszone są o zawiadomienie rady lokalnej East Lindsey (East Lindsey District Council)

如果您想要這份資料的其它語言版本，請告訴 East Lindsey 區政府。

Se desejar obter esta informação num idioma alternativo, por favor contacte o

Município do Distrito de East Lindsey

Если Вы хотите получить эту информацию на каком-либо другом языке, пожалуйста, сообщите об этом в Районный Совет Восточного Линдси

