



Date: Wednesday, 11 September 2024
Time: 10.30 am
Venue: Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
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CABINET

TO FOLLOW REPORT (S)

14 Sports Village Transformation: Results of Public Consultation and Authority to Proceed with Proposal (Pages 1 - 196)

Lead Member – Councillor Robert Macey, Portfolio Holder for Culture & Digital

Lead Officer – Peter Gilbertson

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Cabinet – 11th
September 2024

Item

Public



Shrewsbury Sports Village Transformation Proposals – Results of Public Consultation and Authority to Proceed

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| Cabinet Member (Portfolio Holder): | Rob Macey | | |

1. Synopsis

- 1.1 This report presents the results of the recent public consultation on proposals to transform the Shrewsbury Sports Village with new swimming and fitness facilities. Approval is sought to proceed to Full Council to request the project is accepted into the Capital Programme and grant authority to proceed with the design and build.

2. Executive Summary

- 2.1 The proposed approach will maintain the current facilities at the SSV but add new facilities to create a multi-feature centre which is more appealing to a wider demographic, is more accessible, will attract greater revenue to be financially sustainable and be an energy efficient, all electric modern building.
- 2.2 The scope of the proposal would include:
- 25 metre x 8 lane pool – suitable for competitions, galas, and general swimming (as recommended by Swim England for county level competitions), but with easy access steps to encourage maximum useability.

- 17 x 10 metre studio teaching pool with easy access steps and moveable floor to provide flexibility for learners and other water sports and to include a children's water party module.
- Seating and space in the main pool hall sufficient to hold county level competitions including at least 250 Spectators and 250 Competitors.
- A changing village plus two group changing rooms.
- 'Poolpod' access lifts to both pools for wheelchair users, disability access toilets and changing rooms, and a Changing Places facility.
- A new reception area and lobby with café overlooking the studio pool with new children's soft play area adjacent to café, to encourage family use.
- A new 130 station fitness-suite, new dance studio and new 30 station cycle spin studio.
- Multi-purpose studio with access to existing kitchen - divisible into 2 areas for group activities and events.
- Refurbishment of the existing dry changing facilities.
- Subject to the results of a full transport study – replace lost car parking spaces
- The new facility would be designed and built to sustainable building principles and would aim to achieve the Building Research Establishment Environmental Assessment Methodology (BREEAM) excellent standard. It would be all electric making use of make use of new photovoltaic cells and air source heat pumps to minimise the carbon footprint. The project would include landscape enhancements and demolition of the former caretaker's house.
- The proposals would maintain all other internal and external facilities on the SSV site including: the main sports hall with 8 badminton courts, 16 football pitches and football changing, Football Academy offices, in-door bowls hall, cycle track and 8 Netball courts.

2.3 Public consultation on these proposals ran for 8 weeks from 15th March until 8th May 2024. Consultation was conducted through two online surveys: one for the general public and one for children and young people. The surveys were available on the Shropshire Council website and promoted through social media, press releases, posters, and flyers. Paper copies of the surveys were also available at the Quarry Swimming and Fitness Centre, Shrewsbury Sports Village, and other council facilities. Two-day drop-in sessions were held at the Sports Village, Lantern Centre, Darwin Centre and Quarry.

2.4 In total, 1,367 responses were received to the surveys. 1,287 responded to the main survey either online or through paper copies, and 80 to the youth version of the survey. Most of the survey respondents (95%) submitted as members of the public, but many respondents also identified themselves as speaking on behalf of organisations and groups in Shropshire.

2.5 Key findings were that:

- Most respondents were satisfied with the proposals overall and felt that they met the key objectives.
- The inclusion of new swimming pools at the Sports Village was highly popular, as well as the competition seating aspect.
- The health and fitness suite, the gym and dance studios, and the café and seating were also attractive facilities among respondents.
- Travel and transport access was a major barrier and concern for many respondents, who highlighted the need for more car parking spaces, better public transport links, and safer and more accessible cycling and walking routes – these issues will be addressed in the detailed planning stages prior to applying for planning permission.
- Respondents also suggested ways to make the proposals more inclusive and accessible for different groups, such as people with disabilities, older people, and low-income households.
- Some respondents expressed doubts about the costs, feasibility, and impact of the proposals, and raised questions about the future of the Quarry pools.

- 2.6 Revised capital cost estimates for the complete design, build and fit-out of the facility are **£28.86 Million**.
- 2.7 It is proposed that the project is approved into the Capital Programme and the funds would be sought from a combination of borrowing from the Public Works Loan Board (PWLB), Community Infrastructure Levy (CIL) plus any grants and capital receipts that would be available during the course of the project.
- 2.8 In financial terms, the new facility is expected to recover sufficient new income to repay the borrowing and generate a modest budget saving.
- 2.9 Should the proposal be approved, it would take 3 years to complete the detailed design, build and be opened to the public. The first stage would be selecting a design and build specialist contractor, completing the detailed designs and obtaining planning permission which is expected to take a year.
- 2.10 This report is seeking permission to proceed with these first stages which are estimated to costs **£2.248 Million**. The project would then return to Cabinet and full Council to seek authority to proceed with the build once we have a firm price for the build stage and planning permission is obtained.
- 2.11 The success and lessons learned from the new pool and fitness centre under construction in Whitchurch suggest that the Council continues its successful relationship with Denbighshire Council's UK Leisure Framework to support selection of a suitable firm to undertake the design and build of the new facility.
- 2.12 At the Cabinet meeting in January 2024, it was stressed that no decision has been made regarding the future of the Quarry facility, and this message was stressed throughout the public consultation. The position remains the same, and the Council will look at future

options for the Quarry site once the SSV project is sufficiently advanced, which would be subject to a separate consultation in due course.

3. Recommendations

Cabinet is requested to:

- 3.1 Agree the results of the public consultation and the business case for the project, as set out in this paper and in Appendix 6, be presented to Council with a recommendation that the design and development of the Shrewsbury Sports Village Transformation be included in the Capital Programme with an initial budget for the design and planning stages of £2.248 million. The project to be funded from Public Works Loan Board (PWLB) and Community Infrastructure Levy (CIL) and any available grants and capital receipts which may be available during the project.
- 3.2 Recommend that Council delegates authority to the Executive Director of Place, in consultation with the Portfolio Holder for Communities, Culture, Leisure & Tourism, to procure, negotiate and agree the terms of any agreements/contracts necessary for the delivery of the the design and planning stages of the project including, but not limited to:
 - Commissioning the UK Leisure Framework to support the procurement strategy.
 - Selection of a prime design and build contractor and other suppliers.
 - Site surveys and investigations and relevant reports.
 - Detailed designs and planning application.
 - Contract preparation for the build stages.
- 3.3 Agree that a report is brought to Cabinet and Full Council after the design stages; following the determination of the planning application and once the project has established the full build costs. This subsequent report will seek a decision on whether to approve the full project budget and to proceed with the build stage.

Report

4 Risk Assessment and Proposal

- 4.1 There are currently two leisure facilities in Shrewsbury owned by Shropshire Council and managed by Shropshire Community Leisure Trust: The Shrewsbury Sports Village (SSV) and Quarry Swimming & Fitness Centre. The two centres in their current form are not a long-term viable solution for Shrewsbury's swimming and fitness needs, in particular because of:
- **Poor financial viability of both sites** – neither site has the optimal mix of facilities, which limits the revenue they generate. As a result, the Council must make a significant annual subsidy to the operator.
 - **Development of a competition standard pool for the County** – There is currently no pool available in Shropshire which can host major swimming competitions. Currently the County Championships are held at Wolverhampton, with parents, carers and swimmers having to travel out of County to participate. A modern 25 metre pool with sufficient seating and space for spectators and participants, along with easy access and parking is currently not available.
 - **Poor utilisation of the Shrewsbury Sports Village** – SSV is focussed on traditional sports particularly football, but it is currently under-utilised for large periods of time. Diversifying and enhancing the range of facilities would make the site more appealing to a wider demographic, provide better social value to the Shrewsbury community and generate greater revenues.
 - **The need to meet carbon reduction targets** – The Council has committed to ensuring all new buildings meet sustainable building standards and to reduce its carbon footprint. Leisure facilities are one of the Council's largest users of power and producers of CO₂. Developing new energy efficient and electric facilities and would be a significant step towards meeting the Council's carbon targets.
 - **The need to meet accessibility standards** – with new standards for accessibility at leisure centres and public buildings and an aging population, there is a need for new leisure facilities which meet these standards and adopt new access features. This will promote inclusion not only in regard to physical and sensory disability and mobility needs of people as they age, but also needs of people with neurodiverse conditions or other hidden conditions such as Crohn's disease.
 - **The need to refresh and broaden the Council's health and fitness provision** – Health and wellbeing of the whole community are a key objective of the Shropshire Plan. Current facilities at the SSV are limited in scope, which reduces levels of participation by large proportions of the population. More modern and more diverse offerings are needed to improve health and fitness participation levels across a range of demographics and needs.
- 4.2 One approach to addressing these challenges would be to maintain the current facilities at the SSV but add additional new facilities to create a multi-feature centre which is appealing to a wider demographic, will attract greater revenue and delivered in a modern, energy efficient building.

4.3 The proposal would meet many of the goals set out in the Shropshire Plan, most noticeably around Healthy People:

| Shropshire Plan Goals | Strategic Fit |
|--|---|
| <p>The Shropshire Plan - Healthy people: Support Shropshire residents to take responsibility for their own health and wellbeing, choosing healthy lifestyles and preventing ill-health, reducing the need for long-term or hospital care.</p> | <p>The proposal will provide new and extended fitness facilities. The scope includes specific facilities to aid wellbeing for all generations – particularly the young through a learner pool, competition opportunities and active play and older people or those with special needs, through accessible swimming and a toning studio.</p> |
| <p>The Shropshire Plan - Healthy Economy: Develop a vibrant destination that attracts people to live in, work in, learn in and visit.</p> <p>Deliver excellent connectivity and infrastructure, and increasing access to social contact, employment, education, services, and leisure opportunities</p> | <p>The new swimming and fitness facilities are significant to attracting investment and new residents.</p> <p>The facility will provide major new leisure opportunities for Shrewsbury and the surrounding communities.</p> |
| <p>The Shropshire Plan - Healthy Environment: reduce our carbon footprint, including the adoption of low-carbon energy for our assets and for communities</p> | <p>The new facility will be energy efficient and all electric with photovoltaic cells and air source heat pumps which will contribute to meeting the carbon reduction targets</p> |
| <p>The Shropshire Plan - Healthy Organisation: We will communicate clearly and transparently about what Shropshire Council delivers, signposting to the right places for services and support, and listen to what communities say about their place and what they need.</p> | <p>The proposals have been subject to a public consultation and are designed to provide fitness and wellbeing facilities that meet the needs of all sections of the population.</p> |
| <p>We will put our resources in the right place using accurate data, insights, and evidence to support the delivery of the organisation's priorities and balance the books.</p> | <p>The facility will be more efficient to run and attract sufficient new income to become as near self-financing as possible and therefore will offer better value for money.</p> |

4.4 The following key risks have been identified that relate to the proposal:

| Ref | Item | Description | Mitigation |
|-----|-----------|---|--|
| 1 | Inflation | Issue – UK Inflation high and has driven up build costs and materials threatening the financial affordability of the Project and making accurate forecasting difficult. | UK Inflation has been high during the project planning stage. Rates have fallen in recent months and are currently at 3.1% (July CPI). This has resulted in the project costs increasing substantially in the past two years. The cost model has been uplifted for inflation and includes allowance for inflation. |

| | | | |
|---|-------------------------------|--|---|
| 2 | Interest Rates | Issue – UK Interest rates have been rising and this affects the cost of borrowing to the Council on Capital Projects and can make projects unaffordable. | The Council can borrow from the Government via the Public Works Loan Board (PWLB), albeit the current rate is 4.5% and may rise in the coming months. Seeking capital funds from other sources can reduce the borrowing costs e.g.: from Capital Receipts and the Community Infrastructure Levy (CIL) |
| 3 | Scope Creep | Risk – Adding new features or conditions to the project will inevitably increase both the time and cost of the project – threatening the Project viability | The project should agree a fixed scope through the Council approval process. Strong change control and project governance is required to avoid scope creep and should not vary without the appropriate approvals |
| 4 | Public response | Risk – This proposal will be viewed purely in terms of swimming - and not seen as creating a range of new viable health and fitness facilities at the SSV as well as a new modern energy efficient and accessible pool offering. | The response from the Public Consultation was very positive albeit a minority of respondents were dissatisfied and expressed concern for the closure of the Quarry. The Council has confirmed that no decision regarding the future of the Quarry facility has been made. The Council will look at future options for the Quarry site once the SSV project is sufficiently advanced, which would be subject to a separate consultation in due course. |
| 5 | Availability of Capital funds | Issue – The Council's Capital Programme includes reference to a Swimming in Shrewsbury initiative and the project is recognised as a priority need- however, there are no capital funds yet secured to enable implementation. | The proposal requires both Cabinet and Full Council decisions to be made on whether to proceed with Capital funding and approve the inclusion of the project in the Capital Programme. The Council should explore all means of Capital funding, including Public Works Loans Board, Capital Receipts, CIL (Community Infrastructure Levy), grants and any other available. |

5 Results of Public Consultation

- 5.1 The Cabinet meeting in January 2024 agreed to a Public Consultation of the Sports Village Transformation Proposals. The consultation ran from 15th March to 8th May 2024 and consisted of two online surveys: one for the general public and one for children and young people. A full report of the consultation and the results is presented in Appendix 1. The aim of the consultation was to gather feedback on the proposed inclusion of a swimming pool and other facilities at the Sports Village.
- 5.2 The consultation was run by in-house teams and conducted through two online surveys: one for the general public and one for children and young people. The surveys were available on the Shropshire Council website and promoted through social media, press releases, posters, and flyers. Paper copies of the surveys were also available at the Quarry Swimming and Fitness Centre, Shrewsbury Sports Village, and other council facilities. The consultation team also held a series of two-day drop in-sessions to answer public questions directly, these were held at the Sports Village, Lantern Centre, Darwin Centre and Quarry Pool and Fitness Centre. Face to face meetings were also held with the Shrewsbury Town Council, Indoor Bowls Club and a number of Head Teachers from primary schools in Shrewsbury. A copy of the consultation materials from the website and used at briefings and drop in sessions is presented in Appendix 2.
- 5.3 The surveys asked respondents about their current use sports facilities in Shrewsbury, their satisfaction with the proposed facilities, and their views on the overall proposals. The surveys also included demographic questions and an opportunity for respondents to provide additional comments.
- 5.4 Respondent Profile: In total, 1,367 responses were received to the surveys. 1,287 responded to the main survey either online or through paper copies, and 80 to the youth version of the survey. Most of the survey respondents (95%) submitted their responses as members of the public, but many respondents also identified themselves as speaking on

behalf of organisations and groups in Shropshire such as sports groups or Town and Parish Councils. The average age of respondents was fairly consistent with the average age in Shropshire and overall, there was also a good mix of respondents across age groups, including those over 60. Some children and young people responded to the main survey, but 80 completed the youth survey.

- 5.5 Current Usage: Most respondents (69%) were users of one or both of the existing sports facilities in Shrewsbury. However, 31% of respondents do not currently use either centre. Respondents to the youth survey were more likely to be users of the Quarry alone, than they were to be users of the Sports Village alone, though 28% of the youth respondents also reported not using either centre.
- 5.6 Views on Swimming Proposals: Regarding the proposals for the inclusion of a swimming pool at the Sports Village, the majority of respondents from both surveys (73% in the main survey and 89% of youth survey respondents) were “very satisfied” or “satisfied” with the proposals. There was a minority in the main survey of 19% who were either “dissatisfied” or very dissatisfied” but this figure in the youth survey was only 2%.
- 5.7 Regarding Pool seating - a majority of respondents from both surveys (56% in the main survey and 76% of youth survey respondents) reported feeling that this aspect of the proposals was “adequate” though a significant minority of respondents in both surveys reported having “no opinion” on this feature of the proposals, albeit it is an essential component for holding competitions.
- 5.8 Use of Other Facilities: Of the other new facilities proposed for inclusion, the 130-station health and fitness suite was the most popular among both main survey respondents and youth respondents, with 60% and 41%, respectively, saying they would be most likely to use these facilities.
- 5.9 The two new gym and dance studios were also popular among both respondent groups, for 38% and 34% of the respondents in both groups.
- 5.10 The group cycling studio also had interest from respondents of both surveys, with 23% of main survey respondents and 19% of youth survey respondents saying they would most likely use this.
- 5.11 The new wellness and toning centre which is aimed at older people and those with mobility issues was fairly popular among main survey respondents, with 39% saying they would be most likely to use this facility. As expected only 9% of youth survey respondents said they would most likely use this facility.
- 5.12 Among the additional features proposed for the new centre, the café and seating area was the most popular, with 89% of main survey respondents and 99% of youth survey respondents saying they would be most likely to use this feature.
- 5.13 The new soft play area and the children's splash party were also popular among both respondent groups, with 29% and 34% of main survey respondents and 53% and 55% of youth survey respondents, respectively, saying they would be most likely to use these features.
- 5.14 The Changing Places facility for people with severe disabilities and access needs was also well received, with 19% of main survey respondents and 26% of youth survey respondents saying they would be most likely to use this feature. A Changing Places facility is a toilet

and changing room adapted for use by people with severe levels of physical disability that necessitate them to have the help of an assistant. There were several wheelchair users who specifically travelled to the drop-in sessions to discuss the facilities and all who spoke to staff were pleased to see what was being proposed for improved accessibility particularly the easy access steps and 'pool-pods' which are pool side wheelchair lifts.

- 5.15 Views on Facility Mix: When asked whether they felt that there was an adequate mix of facilities proposed for the new centre, most respondents in both the main survey (84%) and the youth survey (99%) said yes. However, the most common comments on the facilities were those requesting the additions they would be likely to use, such as a climbing wall, squash courts, pickleball courts, competition athletics track, as well as diving boards and more fun activities for teens. etc
- 5.16 Overall Satisfaction with the Proposals: The majority of respondents in both surveys were either "very satisfied" or "satisfied" with the proposals overall (90% of youth survey respondents and 70% of respondents to the main survey). While a minority of respondents to the main survey were "dissatisfied" or "very dissatisfied" (21%) - Those who are opposed to the proposals have strong views against them.
- 5.17 The main themes that emerged from the comments were:

| Table 8. Themes – Other Comments on Whether Proposals Meet Objectives | Count | % |
|--|--------------|----------|
| Concerns about accessibility of transport/traffic/enough parking | 215 | 27% |
| Happy with proposals overall | 118 | 15% |
| Concerns about cost | 95 | 12% |
| Concerns about closure of Quarry | 92 | 12% |
| Certain facilities/sports missing or plans don't go far enough | 71 | 9% |
| Investment in Shrewsbury and not elsewhere | 44 | 6% |
| Happy with ease of access | 39 | 5% |
| Happy with inclusion of competition pool/seating | 37 | 5% |
| Not enough information provided/not enough research done | 33 | 4% |
| Prefer single sex changing rooms | 16 | 2% |
| Other | 33 | 4% |

- 5.18 Transport and Travel Access was a key issue: Most respondents from both surveys reported that they find the Sundorne site accessible, and a majority of respondents said that they were satisfied with the proposals for parking. Respondents to the main survey ranked increasing car parking spaces above public transportation and cycling and walking routes as the top transportation access priority. Despite the general satisfaction levels with access to the Sundorne site, travel and transportation access recurred throughout the report as an important barrier for many respondents to attending the site. Public transport access was identified as a problem for many, as were concerns about parking, traffic and the accessibility and safety of active travel routes to the site. Some respondents raised concerns about the proposals encouraging more driving in town and concerned about the associated environmental impact. More work on car parking and public transport will need to be commissioned in the detailed design stages if the project is approved.
- 5.19 In their comments on the initial Equality, Social Inclusion and Health Impact Assessment (ESHIA) that had been carried out ahead of the consultation, respondents raised important

points about how the proposals might better meet the needs of those with Autism or sensory impairments as well as those with complex disabilities, as well as safeguarding and equalities concerns about unisex changing rooms.

- 5.20 There were 92 (15%) of respondents who expressed concern about the potential closure of the Quarry. The Consultation materials all stressed that no decision has been made regarding the future of the Quarry facility, and this message was stressed throughout the public consultation. Concerns about the Quarry are reflected in 19% of respondents to the main survey expressing a dissatisfaction with the Pool. However, this does not reflect the views of all Quarry users as 44% of respondents did identify themselves as Quarry users and this dissatisfaction was not evident in the youth survey.
- 5.21 Changing Rooms: The proposal is for a single communal Changing Village with high levels of privacy in the cubicles and showers which is the standard approach to new pool facilities across the UK. There will also be single sex toilets and two separate group changing rooms. There were, however, 2% of respondents who were concerned about the single sex aspect of this proposal.
- 5.22 The project team were invited to present the proposals to the Recreation and Leisure Committee of Shrewsbury Town Council on the 8th May 2024. The minutes of the meeting highlight the scope of the discussion and questions raised and are attached in Appendix 8. The minutes conclude with the following statement:

“Members were collectively of the view that this new facility could not be looked at in isolation given the need for refurbishment at the Quarry Pool in the town centre. Whilst they welcomed the investment at the Sports Village, this could in no way be seen as support for the deletion of swimming facilities in the town centre and there needed to be a co-ordinated plan to support the sport across both sites.”

- 5.23 The Project Team have consulted with the local member for Sundorne District, Councillor Pardy, both during the Consultation and in preparation of this report. In his latest response on 18th July Councillor Pardy replied:

“I am happy for the project to continue.

My only reservation is, and it is not in your field, I'm not sure why this policy has not been put on hold whilst Council finances are so fragile.”

6 Financial Implications

- 6.1 Shropshire Council is currently managing an unprecedented financial position as budgeted for with the Medium-Term Financial Strategy approved by Council on 29 February 2024 and detailed in our monitoring position presented to Cabinet on a monthly basis. This demonstrates that significant management action is required over the remainder of the financial year to ensure the Council's financial survival. While all Cabinet Reports provide the financial implications of decisions being taken, this may change as officers review the overall financial situation and make decisions aligned to financial survivability. Where non-essential spend is identified within the Council, this will be reduced. This may involve

- scaling down initiatives,

- changing the scope,
- delaying implementation, or
- extending delivery timescales.

- 6.2 Neither the current Sport Village nor the Quarry Pool generate enough revenue to cover their operating costs. As a result, the Council is heavily subsidising the operation of both sites. The poor condition and age of the Quarry pool has resulted in increasing repairs and maintenance costs. Recent failures have necessitated closing the main pool and repair costs in 2023/24 of £422,800. In addition, the Council has had to make provision to compensate the operator for loss of revenue in the last financial year. The risk of further building and plant failure continues to grow. Developing a new, modern, accessible, energy efficient pool and fitness centre will take at least three years and whilst no decision has been made on the future of the Quarry pool, there is a pressing need to develop a new pool now which will ensure that the Council can maintain swimming provision for primary schools, clubs and public swimming in the coming years.
- 6.3 The SSV Feasibility study included a detailed cost estimate of the design, construction and fit out of the new facility. These costs have been benchmarked against other similar projects and allowing for inflation to ensure that are representative of current market conditions. The total current costs are estimated at **£28.86 million** at 2024 prices and are summarised as follows:

| Project Stage | Capital Cost |
|---------------------------|---------------------|
| Design & Fees | £1,253,934 |
| Construction Stage | £20,556,298 |
| Council and Project Costs | £1,538,113 |
| Fixtures and Fittings | £1,888,000 |
| Contingency and Inflation | £3,626,731 |
| Total | £28,863,076 |

Summary Cost Breakdown

- 6.4 This report is seeking permission to proceed with the first stages which are estimated to costs **£2.248 Million**. The project would then return to Cabinet and full Council to seek authority to proceed with the build once we have a firm price for the build stage and planning permission is obtained.
- 6.5 Officers have consulted Sport England and unfortunately there is currently no grant funding available for new capital works in Shropshire, as grant aid is only being assigned to specific areas as part of their Places strategy. However, officers will continue to liaise with Sports England should this situation change. Grant aid will also be sought from other sources throughout the project to offset the capital cost to the Council such as green energy.
- 6.6 In accordance with project practice an Outline Business Case (OBC) has been prepared to underpin the investment case and financial modelling, this is presented in Appendix 6.
- 6.7 In summary, if were the Council to fund 20% of the project and borrow 80% from the Public Works Loan Board (PWLb) - the additional revenue from new facilities would be sufficient to cover the operating costs, repay the annual capital repayment and generate a saving on current subsidies which is forecast to grow over the life of the facility. Other sources of Capital would need to include funds from the Community Infrastructure Levy

(CIL), plus any Capital Receipts and grant aid which can be secured against the project. The investment case for the new facility is as follows:

Opening January 2028

80% PWLB, 20% alternative funding

£millions

| £m | Year 1 2027/28 | Year 2 2028/29 | Year 5 2031/32 | Year 10 2036/37 | Year 15 2041/42 | Year 20 Year 20 |
|---------------------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|
| EXPENDITURE | (1.988) | (4.759) | (5.025) | (5.390) | (5.754) | (6.119) |
| Borrowing Repayments | | (1.346) | (1.346) | (1.346) | (1.346) | (1.346) |
| Operation Costs | (1.988) | (3.413) | (3.679) | (4.044) | (4.409) | (4.773) |
| INCOME / SAVINGS | 2.962 | 4.766 | 5.070 | 5.577 | 6.083 | 6.590 |
| NET INCOME / EXPENDITURE | 0.974 | 0.007 | 0.045 | 0.187 | 0.329 | 0.471 |

Net Present Value (40 yrs @3.5%) **13,673,365**

Average yield **3.34%**

Summary Cost Model – Assuming 80% Borrowing and 20% other Sources of Capital

7 Climate Change Appraisal

- 7.1 Swimming pools and leisure centres are large users of energy. However, the development of a new energy efficient facility at SSV with an all-electric heating solution, making use of solar panels and air source heat pumps offers the potential for the facility to operate at a carbon zero position.
- 7.2 The new facility would be designed and built to sustainable building principles, including striving to achieve the BREEAM Excellent standard. This will include quantifying and reporting the carbon performance of this project using a 'lifecycle carbon assessment' approach.
- 7.3 The project will consider using features which have the potential to capture and store carbon (e.g., landscaping, or low carbon building materials) and ensure the design addresses the challenge of extreme weather associated with climate change (high winds, extreme rainfall, very high or low temperatures etc.).
- 7.4 Transport and travel are currently a major source of carbon emissions in Shropshire – the SSV site is accessible by Public Transport and cycle paths and if approved the project will seek enhancements to both transport modes. The site will also install electric vehicle charging points.

8 Equality, Social Inclusion and Health Impact Assessment

- 8.1 An initial Equality, Social Inclusion and Health Impact Assessment (ESHIA) was carried out ahead of the consultation (Appendix 5). The equality and health and wellbeing impacts across the nine Protected Characteristic groupings defined in the Equality Act 2010 are anticipated to be positive. This includes consideration for Shropshire as a large and sparsely populated rural county in which market towns provide a sense of place and belonging as well as an access point for facilities and services, including leisure facilities.

There were also positive impacts anticipated in relation to our tenth grouping in Shropshire, around social inclusion, provided that efforts are made to consider the needs of people in low-income households with regard to pricing structures. Further potential positive impact was anticipated for groupings such as those undergoing gender reassignment, and those for whom single sex swimming opportunities are necessary in order to ensure compatibility with and respect for the requirements of their faith. This may be maximised through attention to changing room configurations, and swim time opportunities.

- 8.2 The follow up impact assessment records that public feedback confirmed that the proposals are seen as having anticipated positive or neutral impacts on people in the Protected Characteristic groupings and other groupings of consideration in Shropshire, as well as on the health and wellbeing of individuals and communities in Shropshire. The proposal aims to provide facilities that appeal to all age ranges, from babies to older people, and that are accessible and inclusive for people with a range of disabilities including neurodiverse conditions such as autism, people undergoing gender reassignment, and those in the Protected Characteristic grouping of pregnancy and maternity, race, religion or belief, sex, and sexual orientation. This then brings in those with caring responsibilities as well, so it was positive that plans for a new soft play area, children's splash party, and café and seating areas were welcomed by respondents.
- 8.3 The Council also seeks to take due regard of the needs of people and households that we may consider to be vulnerable by virtue of their circumstances, including young people leaving care, and households on low incomes or in fuel poverty. With travel and transport access a key issue for respondents, this corroborates the need to ensure consideration of financial challenges as well as availability of public transport. Additionally, the safeguarding concerns expressed by respondents are also noted and will need to continue to be factored into efforts to ensure that the SSV presents as a safe environment for all.
- 8.4 The proposal also offers a wide range of fitness and leisure opportunities that can enhance the physical and mental health of the population, as well as create local jobs and contribute to a low carbon facility.
- 8.5 The proposal does not have any direct negative impacts on any of the groups or categories considered.
- 8.6 In summary, the project provides opportunities to:
- Ensure that the design and operation of the leisure centre are in line with the best practices and standards for accessibility, inclusivity, and sustainability.
 - Monitor and evaluate the actual impacts of the leisure centre on people in the Protected Characteristic groupings and other groupings, recognising intersectionality between groupings e.g., Age and Disability, as well as on the health and wellbeing of individuals and communities in Shropshire, and report the results and any actions taken to address any issues or gaps.

9 Background

- 9.1 In November 2022, the Council commissioned a feasibility study, to examine the costs and benefits of a simple single storey extension to SSV, which would address several

challenges facing sports and leisure provision in Shrewsbury. The objectives of the initiative would be to provide:

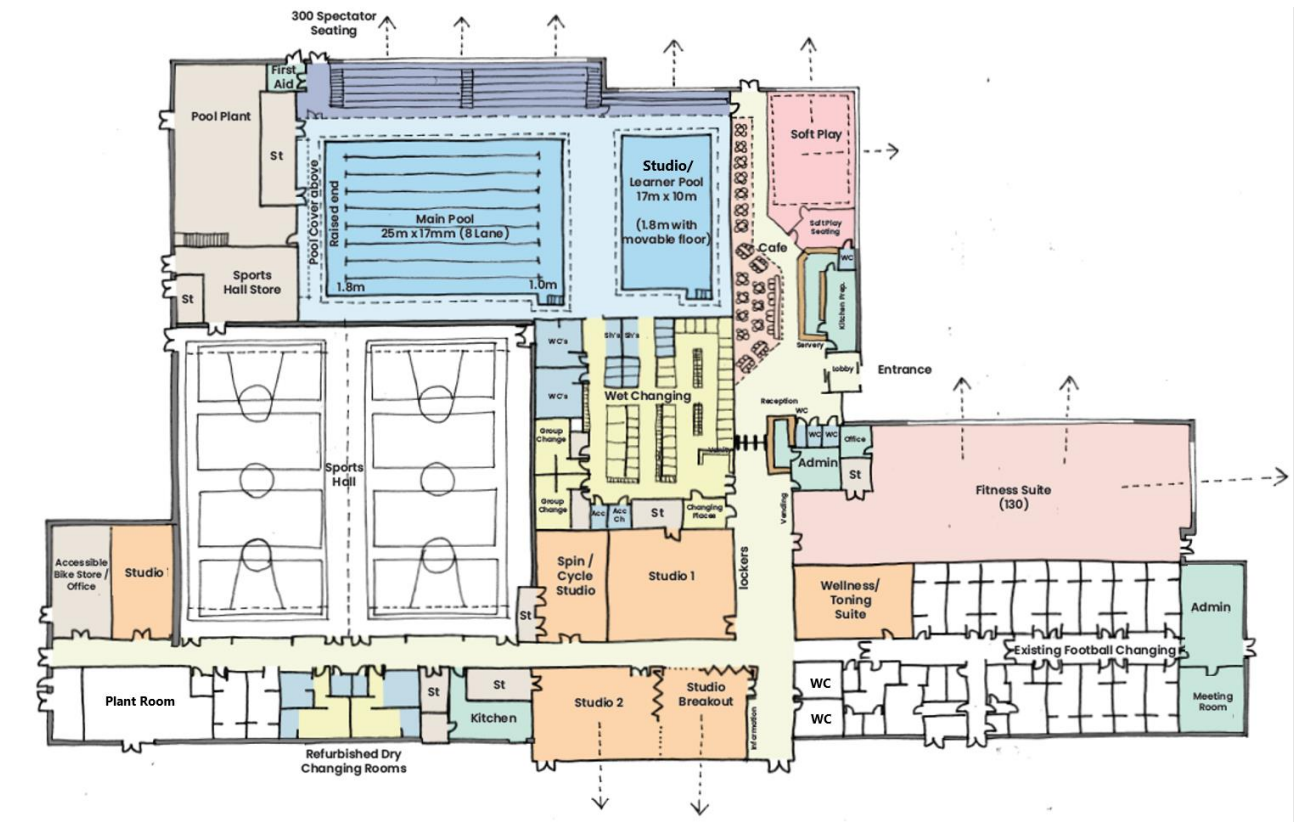
- New leisure facilities for Shrewsbury and the surrounding area which will be cost effective to operate;
- Improved financial viability of the SSV site through an improved revenue stream;
- A carbon efficient facility;
- A wider range of fitness and leisure facilities at SSV which will appeal to a more diverse section of the community, in particular: children, women and girls and people in older age groups including those over 65 ~~the elderly~~,
- Easier access to sports and fitness facilities for people with a range of disabilities and people in older age groups;
- New, high quality pool facilities for: swimming lessons, general swimming, water-based activities, swimming club use and County based competitions and galas.

9.2 Roberts Limbrick Architects and the UK Leisure Framework were commissioned to complete a feasibility study which included a RIBA Stage 1 design for the new facility and a benchmarked cost estimate for completing the design, construction and fit out. A summary feasibility report is contained within Appendix 4.

9.3 The study demonstrated that a new facility could be delivered on the site including:

- 25 metre x 8 lane pool – suitable for county competitions, galas, and general swimming,
- 17 x 10 metre studio and teaching pool with moveable floor for learners and other water sports including a children’s water party module.
- Seating and space in pool hall for up to 250 spectators and 250 competitors
- Changing village plus Changing Places facility.
- New reception area and lobby with Café overlooking the pool.
- New children’s soft play area adjacent to cafe
- New 130 station fitness-suite.
- Multi-purpose studio with access to existing kitchen - divisible into 2 areas for group activities and events
- New Dance Studio
- New 30 station cycle spin studio
- Refurbish the dry changing facilities.
- Subject to the results of a full transport study – replace lost car parking spaces
- The new facility would be designed and built to sustainable building principles and would aim to achieve the Building Research Establishment Environmental Assessment Methodology (BREEAM) excellent standard. It would be all electric making use of make use of new photovoltaic cells and air source heat pumps to minimise the carbon footprint. The project would include landscape enhancements and demolition of the former caretakers house.
- Keeping all other internal and external facilities on site including the main sports hall with 8 badminton courts, Box 12 studio, 16 football pitches and football changing, Football Academy offices, bowls hall, cycle track and 8 Netball courts.

9.4 An indicative layout of the new facility would look as follows:



Indicative Plan Layout

10 Additional Information

10.1 Competition pool proposals – There is no swimming pool available in Shropshire which meets the Swim England standards necessary to host major short course (25 metre) swimming competitions and galas (See Appendix 3). As a result, major competitions such as the Shropshire County Championship are held in other regional pools, most often at Wolverhampton. Major short course pools are also available in Birmingham and Coventry and Sandwell Council operates the long pool (50 metres) created for the 2020 Commonwealth games.

10.2 The proposal would create a pool capable of hosting a major short course competitions and galas and would be available for clubs in Shropshire. The proposal pool would be constructed to competition standards and be 25 metres length with 8 lanes. There would be at least 250 permanent spectator seats with room in the pool hall to accommodate an additional 250 competitors on temporary seating. The SSV site offers good accessibility and parking which is essential for County competitions. In this proposal, the pool hall is elongated and can be segregated to allow different activities to be held simultaneously in both pools – see additional design in Appendix 2.

10.3 Election Counts - The main hall at SSV is used for counting elections. General elections are usually held 5 yearly; Police and Crime Commissioner elections and Local Government elections are held 4 yearly. The main hall would be unaltered by the proposals and would be unaffected during construction. In any event, the next elections are not likely to coincide with any construction programme.

11 Conclusions

11.1 The feasibility study has demonstrated that it would be possible to create a new swimming and fitness centre based at the Shrewsbury Sports Village. Such a facility would:

- Be more cost effective to operate and turn a significant financial deficit into a financial surplus.
- Provide a carbon efficient fitness and swimming facility,
- Offer a wider and larger range of fitness and leisure facilities at than is currently available in Shrewsbury,
- Appeal to a more diverse section of the community, in particular: children, women and girls and older people,
- Provide easier access to sports and fitness facilities for people with disabilities and older people, recognising intersectionality of needs,
- Provide a new, high quality pool facility for: swimming lessons, general swimming, water-based activities, swimming club use and County based competitions and galas,
- Improved financial viability of the Shrewsbury Sports Village site through an improved revenue stream.

11.2 The study has produced initial designs for the new facility and the design, construction and fit-out costs are estimated to be £28.86 million, and should it be approved, would take 3 years to complete the design, build and open to the public. The additional revenue generated would be sufficient to re-pay the Capital borrowing and generate a modest budget saving.

11.3 The Public Consultation was transparent and inclusive and has tested whether the proposal aligns with the Shrewsbury community's needs and aspirations. The feedback gathered has been instrumental in shaping the project's direction, with the community's voice playing a central role in the planning and development stages. Huge thanks are extended to the many individuals and organisations that turned out to drop-in sessions and provided valuable feedback through their survey responses.

11.4 This is also an opportunity for the Council to confirm that no decision regarding the future of the Quarry facility has been made. The Council will look at future options for the Quarry site once the SSV project is sufficiently advanced, which would be subject to a separate consultation in due course.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet 17 January 2024, Sports Village Transformation

Cabinet 14 December 2020, Future Swimming Provision in Shrewsbury

Local Member: Councillor Kevin Parry – Sundorne

Appendices:

Appendix 1 – Public consultation presentation materials

Appendix 2 – Report of Public Consultation Results

Appendix 3 – Swim England standards for competition pools

Appendix 4 – Summary of Feasibility Report

Appendix 5 - Equality, Social Inclusion and Health Impact Assessment (ESHIA)

Appendix 6 – Business Case

Appendix 7 – Shrewsbury Town Council - Minutes of the Recreation and Leisure Committee held on 8th Mat 2024

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Appendix 1 – Materials used in Public Consultation

Section 1 – Drop-in Session & Website Materials

Section 2 – Examples of Posters, Banners, and social media

Section 1 – Drops in Session & Website Materials

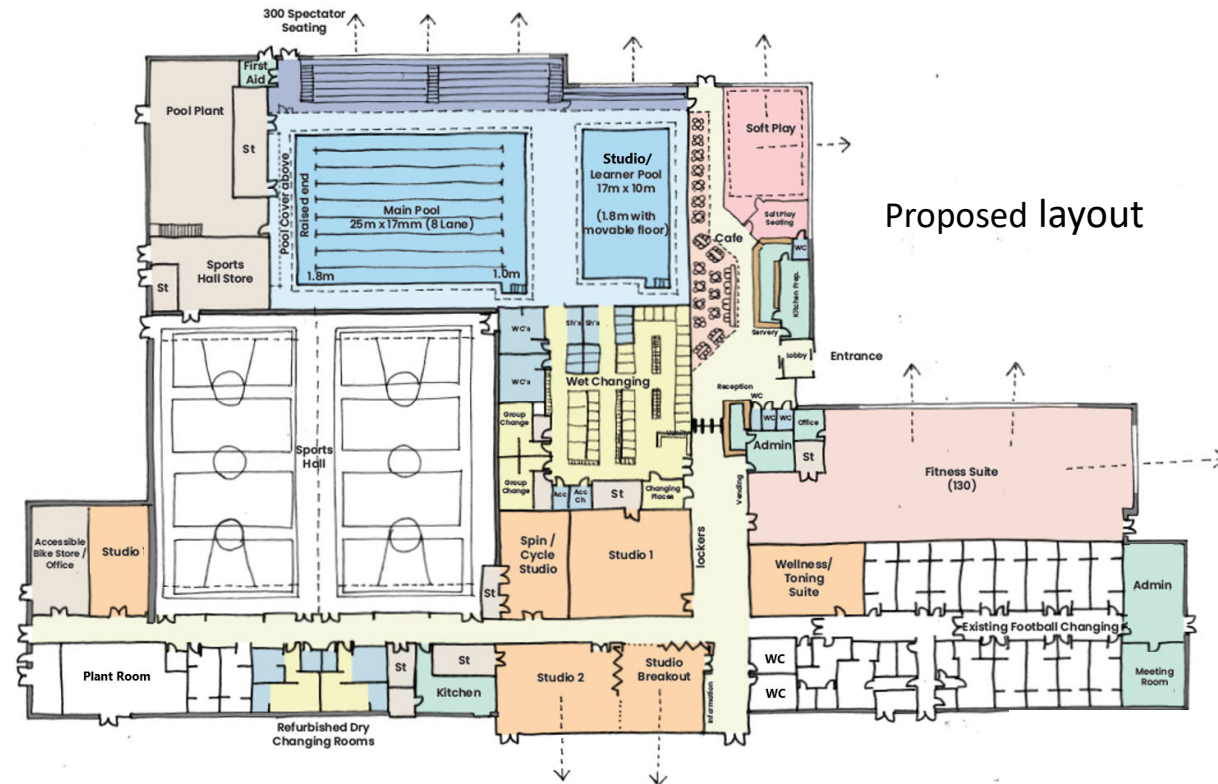
Public consultation

Proposal for a new pools and enhanced fitness centre at Shrewsbury Sports Village

Shropshire Council is seeking the public's views on a proposal to extend the Shrewsbury Sports Village by adding new pools and enhancing the fitness centre. This will include:

- 25m x 8 lane competition standard pool: 1m – 1.8m depth
- Easy access steps and pool pod for wheelchair users
- Spectator seating for competitions and galas
- 17m x 10m studio pool with moveable floor and party feature
- Unisex changing village with two group changing rooms
- Changing places facility
- Soft play and café
- Fitness gym with 130 stations and new cycle spin studio
- Two multi-use studios and toning suite
- All other sports village facilities will remain unchanged

The new facilities would cost £28 million which would be funded through Capital spending and if approved would take 3 years to design and build.



Please note: This consultation is solely about the proposals for the Shrewsbury Sports Village. The Council want to stress that no decisions has been made about the future of the Quarry Pool and Fitness Centre. The future of the Quarry will be the subject of a separate study and public consultation in due course.

New features

The proposed facility mix needs to attract the widest possible range of users

The new facilities need to appeal to all ages, abilities and interests. By meeting modern access standards, the sports village will be more inclusive. More visitors will make the sports village financially sustainable which is vital if leisure facilities are to be maintained.

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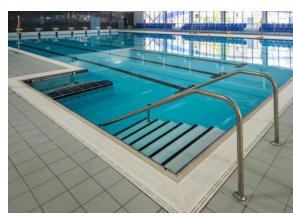
Studio pool



Competition standard pool



Moveable floor with party feature



Easy access steps



Wheelchair Pool pod



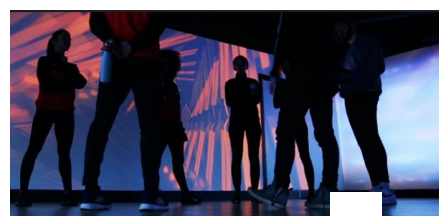
Unisex Changing village



Cycle spin



Wellness Toning Studio



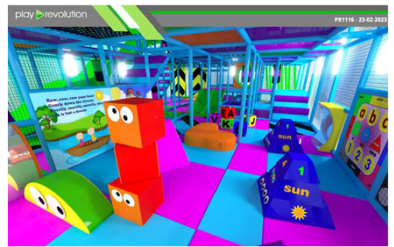
Multi use immersive studios



Changing Places facility



Cafe



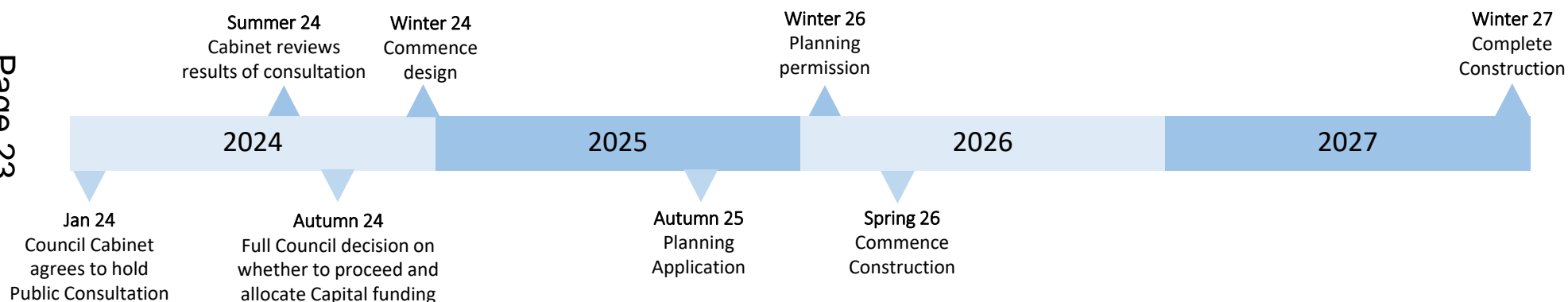
Soft play

130 station gym

Project Timeline

| | |
|---------------------|---|
| January 2024 | Council Cabinet approved an 8-week public consultation (15th March - 9th May 2024). |
| Summer 2024 | Consultation results guide the Cabinet and Full Council on whether to approve and fund the project. |
| Summer 2025 | If approved, design and planning would take approximately one year. |
| Summer 2027 | If approved, construction is estimated to take approximately 18-24 months. |
| Winter 2027 | The transformed Shrewsbury Sports Village could open late 2027 or early 2028. |

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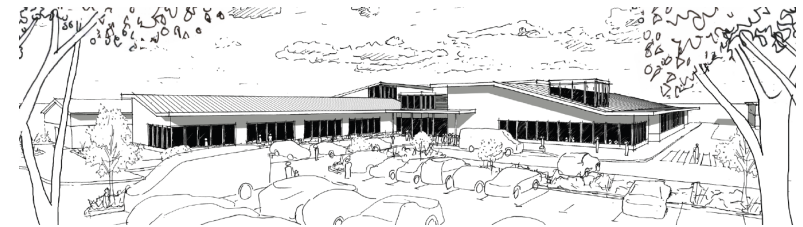
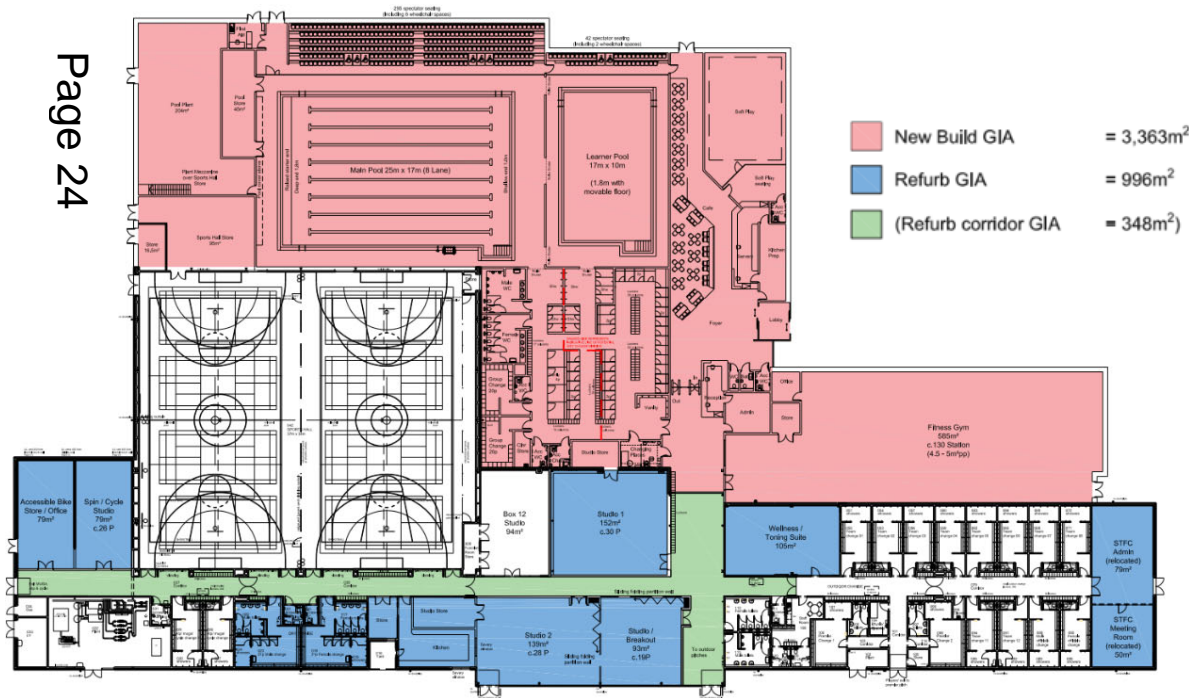
We welcome your views on the proposals which can be submitted via:

- QR code
- Website <https://next.shropshire.gov.uk/leisure-culture-and-tourism/shrewsbury-sports-village-transformation/>
- Paper questionnaire (available at drop-in sessions)
- Email swimminginshrewsbury@shropshire.gov.uk

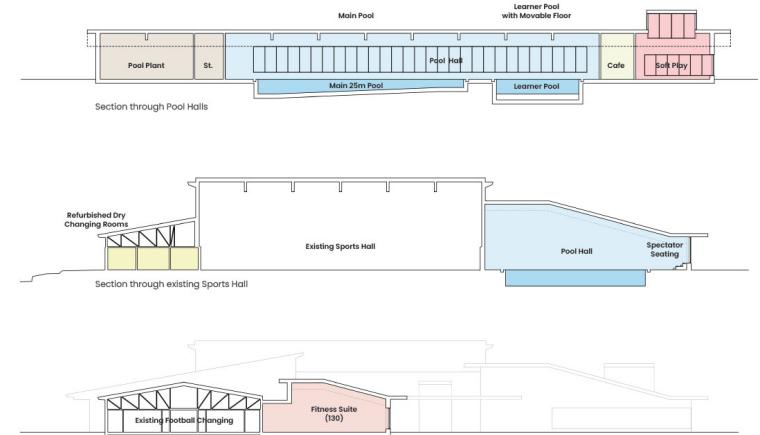
Initial design proposals

The following drawings show the proposed layout and initial designs

Building costs have risen dramatically in recent years and so in Autumn 2022 the Council set out to plan a cost-effective single storey extension to the Shrewsbury Sports Village with a target capital budget of £27 - 28 million. Architects Roberts Limbrick were commissioned through the UK Leisure Framework to complete a high-level feasibility study to see if this was practical. Their design proposals are set out below:



Please note: This an indicative view and will change during the detailed design process



Proposed Sections

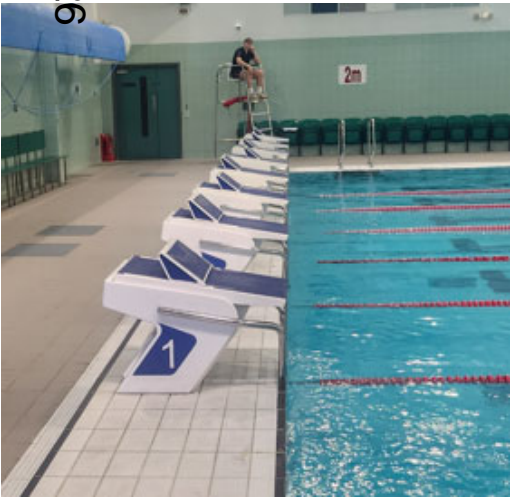
Competition Standard Pool

A pool and centre that can host county and club competitions and galas

Shropshire lacks a competition-standard swimming pool, despite the popularity of the sporting activity and the county's annual championships and galas, which currently require travel to Wolverhampton or Sandwell. The proposed new pool would address this need by meeting Swim England competition standards.

Raised ends

Starting blocks in the deep end with automatic timing will allow competitors to qualify for Regional and National events.



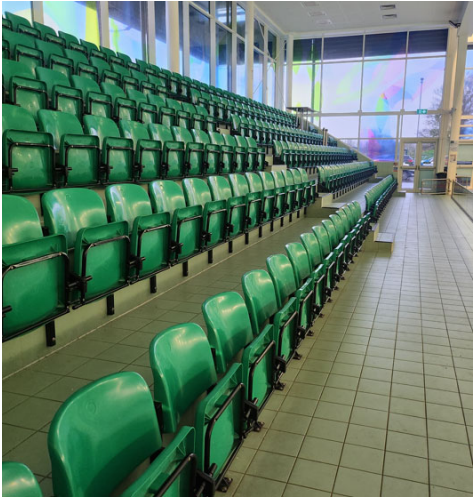
8 lane x 25 metres

The pool's high-quality construction and regulation 25.05m length will accommodate competition-grade timing pads. Its eight-lane design will allow for versatility beyond competitions.



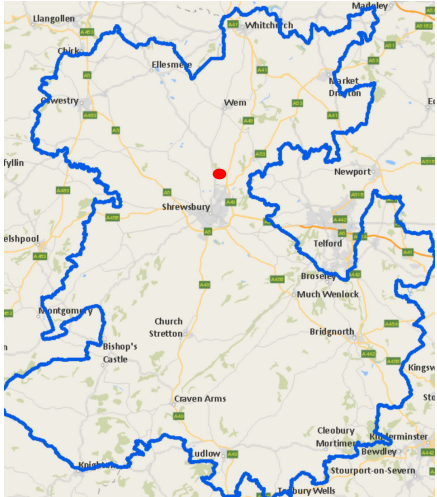
Seating for competitors and spectators

To host county championships and major events, the pool hall must accommodate up to 250 competitors and 250 spectators.



Good accessibility and parking

Conveniently located off the A49 Shrewsbury eastern by-pass, the facility offers ample parking for competitors and is easily accessible for county clubs.



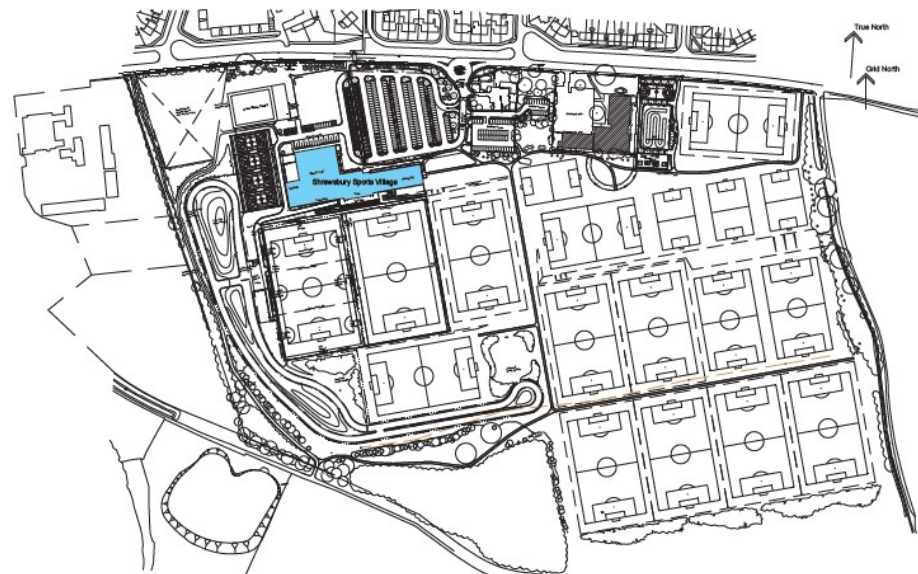
Location

Shrewsbury Sports Village is in the north-east of Shrewsbury

Shrewsbury Sports Village is located northeast of Shrewsbury in Sundorne, accessible via Sundorne Road. It's a short distance from the A49 ring road and shares its car park with Shrewsbury Bowls Centre. The former Sundorne Sports Centre, now a special school, is further along Sundorne Road. The Severn Fields health centre is adjacent to the Sports Village on the west.

Shrewsbury Sports Village was opened in 2005 by the former Shrewsbury and Atcham Borough Council. Now owned by Shropshire Council, its development was part-funded by Sport England and the Football Foundation. The site includes 16 football pitches and changing rooms, with grant terms protecting this football provision for several years.

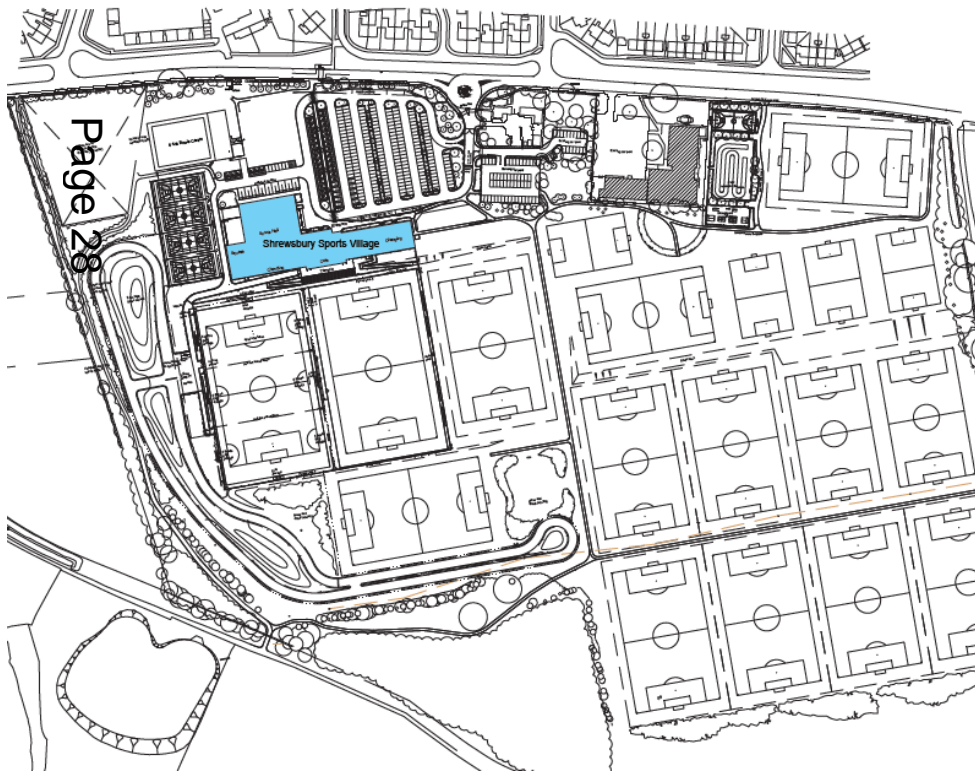
Page 27



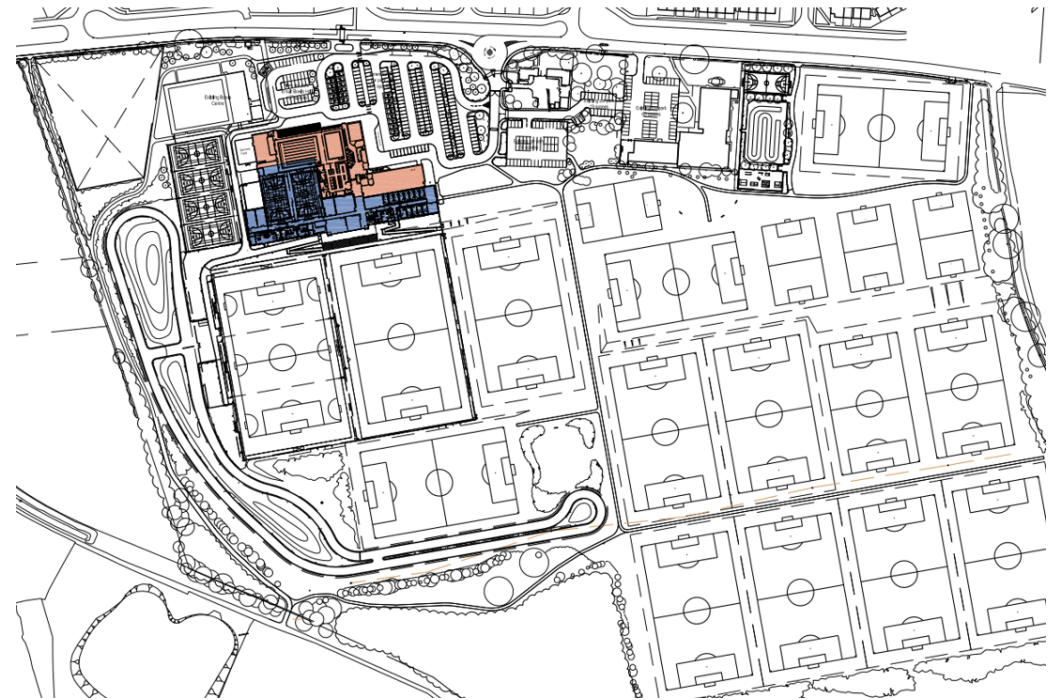
Location

The new facilities will be built on the north side of the current building

Current site layout



Proposed layout



Site Access

The Sports Village has good car access with public transport and cycle routes

Car Parking

The Sports Village currently offers an ample 340 parking spaces. The development will reduce spaces by 114 but add 37 new ones near the Bowls Hall. Additional parking and overflow options are available if needed.

Public Transport

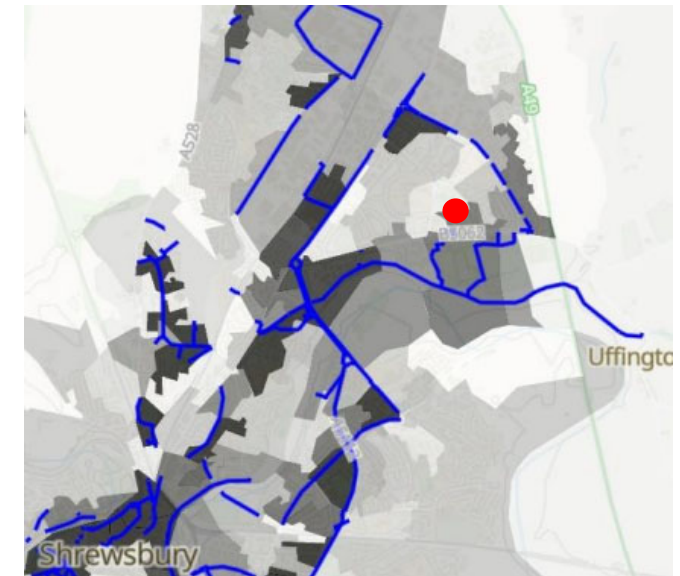
The Sports Village is currently served by the number 24 bus route, providing a direct link to and from Shrewsbury bus station. If the project is approved, the Council will explore options to further enhance public transport offerings.

Walking & Cycling

The Sports Village benefits from cycle paths like National Cycle Route 81 (along the old canal) and local routes on Sundorne Road. The Council's Cycling and Walking Plan seeks to improve cycling access, increasing leisure opportunities, particularly for communities like Sundorne, Harlescott and Castlefield where car ownership is lower.

A detailed transport study, including traffic and parking demand modelling, will be conducted in the next project phase.

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Section 2 – Examples of Posters, Banners and Social Media

Public Consultation

New pools and enhanced fitness centre at Shrewsbury Sports Village

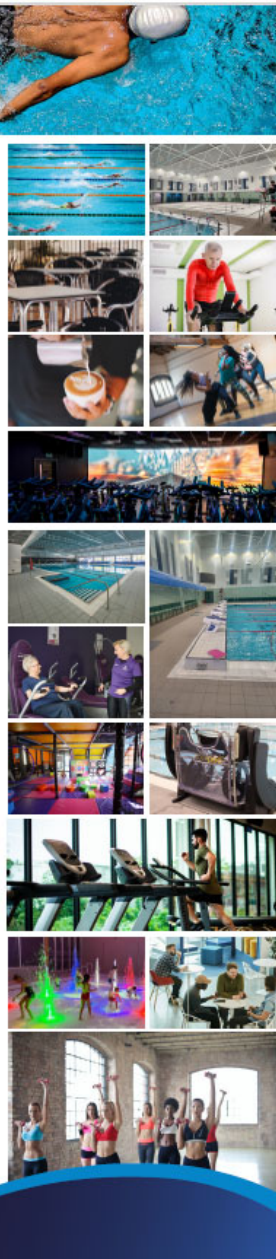
Shropshire Council is seeking the public's views on a proposal to extend the Shrewsbury Sports Village by adding two pools and enhanced fitness centre, this will include:

- 25m x 8 lane competition standard pool (1m – 1.8m depth)
- Easy access steps and pool pod for wheelchair users
- Spectator seating for competitions and galas
- Studio pool 17m x 10m with moveable floor
- Unisex changing village, with two group changing rooms
- Changing Places facility
- Soft play and café
- Fitness gym with 130 stations and new cycle spin studio
- 2 multi use studios and toning suite
- Immersive splash party
- All other sports facilities will remain in place

Use this QR code to have your say or log on to the website at



next.shropshire.gov.uk/leisure-culture-and-tourism/shrewsbury-sports-village-transformation/



A4 and A3 Posters and A5 flyer

On-site for duration of Consultation at:

- Shops and Supermarkets
- Libraries and Council service points



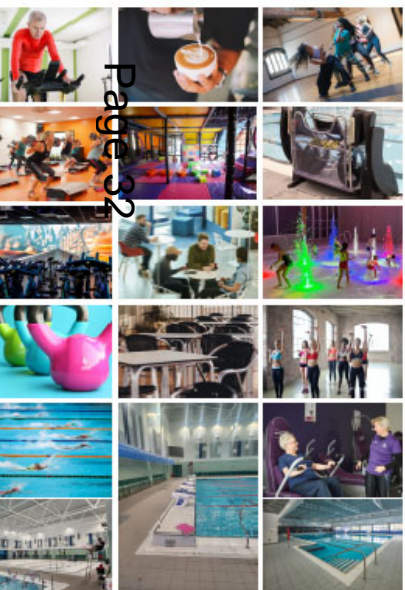
Public Consultation

New pools and enhanced fitness centre
Shrewsbury Sports Village

This is a once in a generation opportunity
to develop new pool, fitness and leisure facilities
developed on this scale in the county
we would welcome your views.
For more information and to have your
views recorded, please use the QR code or log on at:



shropshire.gov.uk/leisure-culture-and-tourism/shrewsbury-sports-village-transformation/




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Social Media



Social Media posts and press releases were made throughout the consultation period and before every drop-in session

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 **Shropshire Council** · 15 March · 🌐

Do you want to see improved leisure opportunities in Shrewsbury?
It's time to have a say on our plans for a £28m enhancement at the Sports Village
Two swimming pools, spin studio, dance studio and soft play are some of the features we have planned
Follow the link in comments to find out more and to go to our survey
More info here: <https://orlo.uk/3Yrt8>



  139

203 comments 38 shares

 **Shropshire Council** · 24 April · 🌐

We are at the Quarry Swimming and Fitness Centre this week to showcase our plans to enhance the Sports Village
Pop in and take a look - we'll be there between 10am and 6pm tomorrow (25 April) and on Saturday (27 April) from 10am to 2pm
Or have a say at: <https://orlo.uk/LFK3a>



 You and 4 others

11 comments 16 shares

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Sports Village Transformation Proposals

Public Consultation Report

June 2024



1 Background and Methods

This report presents the findings from the comprehensive consultation process undertaken to gauge public opinion on the proposed transformation of the Shrewsbury Sports Village. The consultation was a critical step in ensuring that the voices of the community were heard and considered in the planning and development of the new fitness and pool facilities at Sundorne. The process included a series of online and in-person focus groups, surveys, and public engagement sessions designed to capture a wide range of perspectives and insights.

Specifically, the consultation asked respondents to provide feedback on the proposal to transform the current Shrewsbury Sports Village in the following ways:

- A wider range of fitness and leisure facilities at the Shrewsbury Sports Village which will appeal to a more diverse section of the community
- Easier access to sports and fitness facilities for people with disabilities and the elderly
- New, high quality pool facilities for: swimming lessons, general swimming, water-based activities, swimming club use and County based competitions
- Improved financial viability of the Shrewsbury Sports Village site through an improved revenue stream.
- More carbon efficient swimming and fitness facilities

The results of the consultation reveal a community deeply invested in the future of their local leisure facilities. The feedback collected has been instrumental in shaping the project's direction, highlighting the importance of accessibility, sustainability, and the need for a modern, multi-feature centre that appeals to a broad demographic. The consultation also underscored the financial challenges and the necessity for a viable long-term solution for Shrewsbury's swimming and fitness needs.

The commitment to a transparent and inclusive consultation process reflects the project's dedication to creating a facility that truly meets the needs and aspirations of the Shrewsbury community. To this end, drop-in sessions were held in key Shrewsbury community locations, including multiple days at the Sports Village, the Quarry, the Lantern, and the Darwin Centre.

The main source of feedback was collected through two online surveys; one primary survey designed for the general public, and one designed for children and young people specifically to provide their feedback on the proposals. Additionally, paper copies of the surveys were made available in Shropshire libraries and at drop-in sessions.

The consultation was publicised through local schools, on BBC Radio Shropshire and through posters and leaflets distributed throughout Shrewsbury, including at local shops, community centres, schools and libraries. Finally, a social media campaign was also launched to spread the word about the consultation and how to take part, which included a video message by Council Leader Lezley Picton.

This report focuses on the results of the two surveys and includes both a quantitative analysis of survey results as well as an in-depth qualitative analysis of open-ended feedback received. Quantitative results were analysed using MS Excel and are presented in charts below. Percentages given are a percent of the number of respondents answering the question (which varied somewhat, though not a huge amount, from question to question). There were many opportunities in the surveys for respondents to provide comments on the proposals, and these comments were carefully read, and common themes identified. These themes are presented in tables below, with examples of anonymised comments used to illustrate them.

This report proceeds in eight sections:

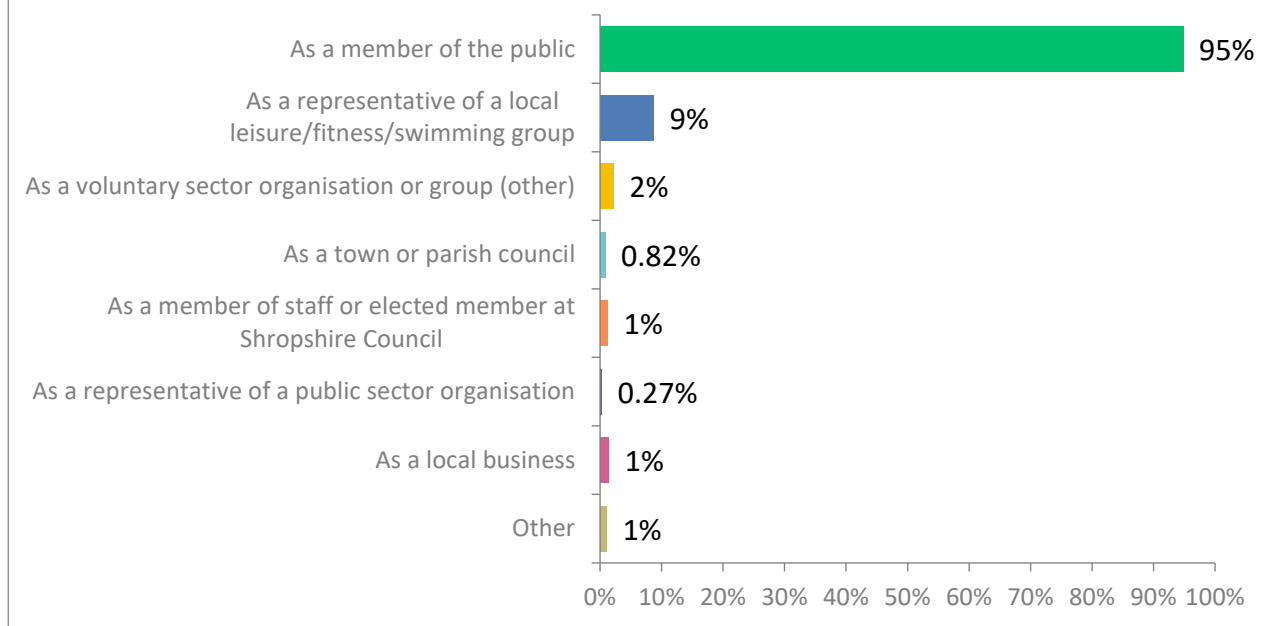
- Section 1: Background and Methods (this current section) provides an overview of the consultation process and the methods used to analyse the feedback received.
- Section 2: Respondents offers an overview of the individuals and organisations that chose to provide their feedback through the surveys.
- Section 3: Current Use of Facilities provides a brief snapshot of the ways that respondents currently use facilities in Shrewsbury, and which types of facilities are most popular.
- Section 4: Feedback on Pools and Seating Proposals examines respondents' views on the swimming pool and competition seating aspects of the proposals.
- Section 5: Feedback on Other Proposed Facilities looks closely at feedback from respondents on other facilities being proposed and their intended use of these facilities.
- Section 6: Transport and Travel Access summarises the findings around transport to the Sundorne Sports Village and accessibility of the site and the proposed facilities.
- Section 7: Inclusion and Accessibility focuses on the questions asked about improving inclusiveness and access at the Sundorne facilities with these proposals.
- Section 8: Key Objectives and Overall Views presents respondents' views on how the proposals meet the project's key objectives and the overall feedback on the proposals.
- Section 9: Summary and Conclusion briefly summarises the key results presented in this report and offers conclusions about the overall findings.

2 Respondents

In total, 1,367 responses were received to the surveys. 1,287 responded to the main survey either online or through paper copies, and 80 to the youth version of the survey. One person submitted feedback through the Customer Services web form, and this feedback has been included in the analysis of open-ended comments below.

Most of the survey respondents (95%) submitted their responses as members of the public, but many respondents also identified themselves as speaking on behalf of organisations and groups in Shropshire (**see Figure 1**). Several respondents also

Figure 1: Consultation Respondents by Type



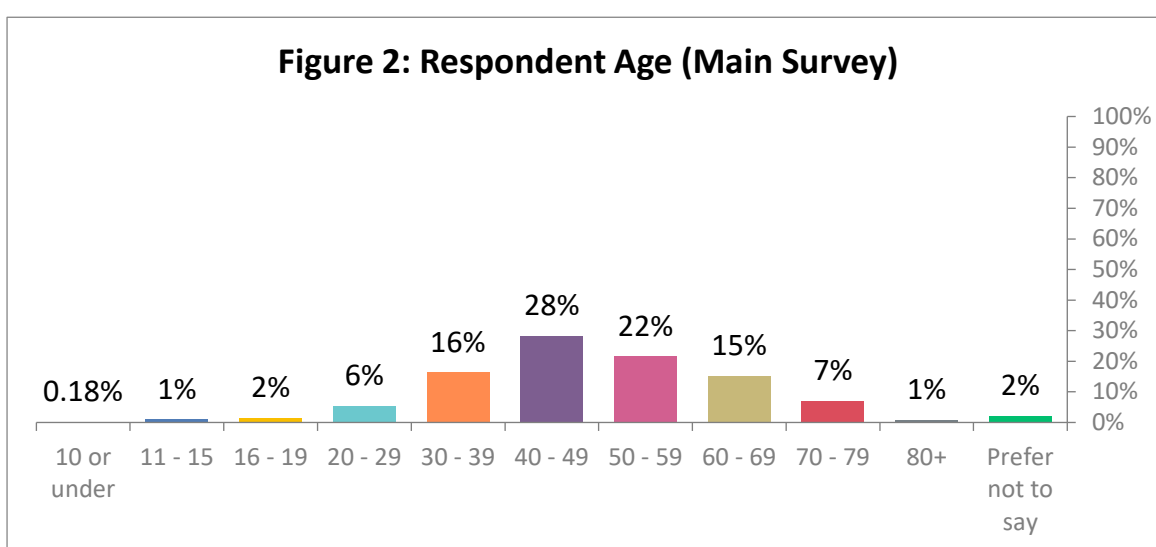
identified themselves in other ways, such as through their employment. For example, as a social worker, as a member of staff at the Quarry swimming pool, as staff at a local church or college. Others also identified themselves through their caring or family connections, for example as carers for people with disabilities or parents of children in swimming clubs.

Respondents were asked to identify what specific organisations they represented (if any), and **Table 1** is a list of all of the organisations identified in this question. It should be noted that some organisations had more than one respondent connected to them. Very many thanks are extended to those 27 organisations that took the time to respond to this consultation:

Table 1. Organisations Represented in the Survey Responses

| |
|---|
| Eaton Under Heywood & Hope Bowdler Parish Council |
| Great Ness and Little Ness PC |
| Harlescott Junior School |
| Haughton Football Club |
| Market Drayton Swimming Club |
| Mid Shropshire Wheelers |
| Newport and District Swimming Club |
| Northgate Swimming Club |
| Oswestry Otters Swimming Club |
| Pickleball Central UK Ltd |
| Quarry Swimming and Fitness Forum |
| Shrewsbury Amateur Swimming Club |
| Shrewsbury Indoor Bowls Club |
| Shrewsbury Masters Swimming Club |
| Shrewsbury Storm Basketball Club |

| |
|--|
| Shrewsbury Underwater Hockey Club |
| Shropshire ASA |
| Shropshire Playing Fields Association |
| Shropshire Scouts |
| Stretton Pool Action |
| Swim England West Midlands |
| Telford and Wrekin Parkinson's Support Group |
| Telford Aqua Swimming Club |
| UK Events Challenges |
| Wellington (Telford) Aqua Swimming Club |
| Wellington Water Polo |
| Wrekin Swimming Club |

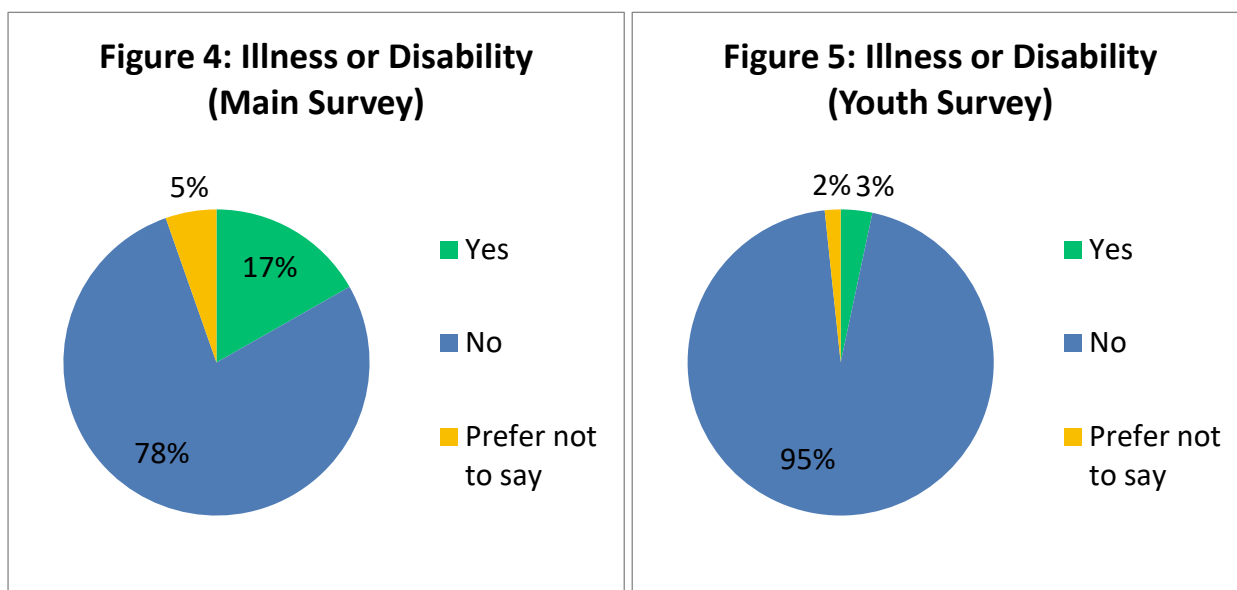


The average age of respondents was fairly consistent with the average age in Shropshire¹ (see **Figure 2**). Overall, there was also a good mix of respondents across age groups, including those over 60. Some children and young people responded to the main survey, but 80 completed the youth survey (see **Figure 3**). The largest group of those completing the youth survey were between the ages of 11-15 (47%), but nearly a quarter of those completing the youth survey were under 11 or 16+, so there was also a good mix of ages among these respondents.

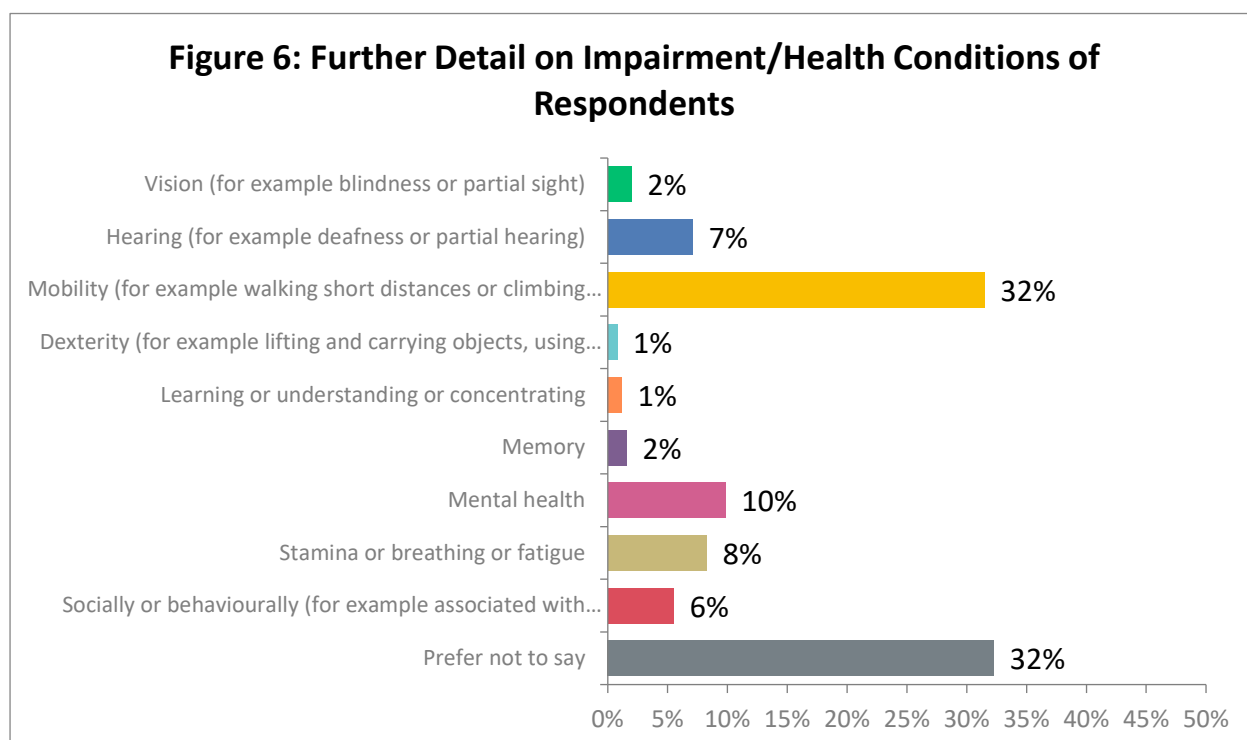
¹ According to the [latest census data](#), the average age of a Shropshire resident is 48.

It is important for public consultations to have regard for disability, but for these proposals in particular, the council are especially interested in feedback on their accessibility and inclusion for a wide range of prospective community users.

Most respondents in both surveys reported that they did not have an illness or disability that limits their daily activities (see Figures 4 & 5).



Respondents to the main survey were also asked to provide a bit more detail about their impairment or health condition, though only if they wished to do so. 254 respondents answered this question, and the results are displayed in Figure 6.



Mobility difficulties were the most commonly reported impairment or health condition (32%), followed by mental health issues (10%), stamina/breathing/fatigue issues (8%), hearing difficulties (7%) and social or behavioural difficulties (6%).

Shropshire Council includes ethnicity questions in its surveys and consultations to consider whether people of a non-White British background have been represented in order to ensure that consultation procedures were inclusive. **Table 2** displays the results from both surveys. The response rates in the main survey for non-White respondents is close to, but just slightly under the overall population for Shrewsbury,² but slightly higher among the youth survey participants.

| Table 2. Respondent Ethnic Origin | Main Survey Count | Main Survey % | Youth Survey Count | Youth Survey % |
|--|--------------------------|----------------------|---------------------------|-----------------------|
| White (British, Irish, Polish, Gypsy or Irish Traveller, Other White) | 978 | 92% | 51 | 85% |
| Asian or Asian British (Indian, Pakistani, Bangladeshi, Chinese, Other Asian) | 4 | 0.37% | 2 | 3% |
| Black or Black British (Caribbean, African, Other Black) | 0 | 0% | 1 | 2% |
| Mixed (White and Black Caribbean, White and Black African, White and Asian, Other Mixed) | 10 | 1% | 3 | 5% |
| Other Ethnic Group (Arab, Other) | 2 | 0.19% | 0 | 0% |
| Prefer not to say | 74 | 7% | 3 | 5% |

The last question within the section of the main consultation survey on demographics asked “Are there any other specific design requirements you would like to see considered in relation to accessibility and inclusivity of use of the facility? Please explain if you believe any needs of beneficiaries listed above will not be met.” This question was not asked in the youth version of the survey. Respondents were able to provide their comments in an open-ended response. 202 respondents provided comments, and 216 instances of themes were identified in the comments. The most commonly identified themes are shown in **Table 3** below.

| Table 3. Themes – Equality Impact Comments | No | % |
|--|-----------|----------|
| Site is difficult to access | 49 | 23% |
| Proposals meet equalities objectives | 25 | 12% |
| Keep the Quarry open | 23 | 11% |
| Certain activities/facilities missing (not to do with protected status) | 23 | 11% |
| Only serving Shrewsbury, others left out | 20 | 9% |
| Quiet/sensory needs better consideration (e.g. autism) | 12 | 6% |
| Depends if programmes/activities also meet equalities needs | 12 | 6% |
| Does not meet needs of some with protected characteristics/complex needs | 10 | 5% |
| Comments on changing rooms | 8 | 4% |
| Don't know/not enough info/no opinion | 5 | 2% |
| Other | 29 | 13% |

² As of the [2011 census](#), this is around 3% and for [Shropshire as a whole](#) it is also around 3%.

Three of the largest themes identified in the responses to this question are explored in more detail later in this report, and are unrelated or very tangentially related to the aim of the question. For example, the largest theme to emerge was around concerns about the **difficulty of accessing the Sundorne Sports Village site generally**.

These comments were not specifically to people with disabilities or other protected characteristics, but instead focused on how difficulty accessing the site would impact everyone, but particularly those without access to a car. It should be noted that there were separate questions asking respondents for their thoughts on accessibility of the site and travel, which will be discussed in more detail below. Similarly, the third most common theme identified in the responses to this question pertained to **concerns that the Quarry swimming pool might be impacted** by these proposals. Again, other questions delve into these concerns in more detail below. Finally, a theme around **wanting certain activities or facilities included** (unrelated to disabilities or other protected characteristics) was also widely identified, but these themes are discussed in much more detail through other questions asked in the surveys.

Comments that related more directly to the aims of this question included 25 respondents saying that the **proposals meet equality objectives**. For example:

- “As a disabled person (military related PTSD). Facilities like this are incredibly valuable to my fitness and mental well-being. Following 3 tours of Iraq carrying bomb disposal duties, being medically discharged from the military career I loved. I was then sectioned after suicide attempts. Thankfully I was taken in by the Invictus Games programme and competed in Sydney in 2018. Basically, sports recovery saved my life and I am not alone. There are thousands of people in similar position in our beautiful county and this facility could literally save lives. I know this sounds dramatic but it is the truth. Thank-you for designing this amazing centre, I look forward to bringing my swimming club Telford Aqua there to compete on a regular basis.”

Some respondents (12) point out, however, that whether the site feels inclusive and accessible will **depend largely on the programmes and activities offered at the site** in the future, just as much as the facilities. 20 respondents made the point that the Sports Village’s location in Shrewsbury means that it cannot be fully inclusive of other areas of the county, and that this kind of investment in Shrewsbury is unfair to other areas.

12 respondents made some clear points about how the site **could better meet the needs of those with autism and other sensory impairments**. For example:

- “As someone with sensory ‘sensitivities’ I’d like there to be good soundproofing and perhaps quiet times to swim/work out.”
- “If the proposal goes ahead I would like to see a quiet area for those on the Autistic Spectrum.”
- “I don’t think SEN babies, children and adults have been taken into account and provided for.”

10 respondents also expressed **concerns about the facilities meeting the needs of those with more complex disabilities**. For example:

- “The cycle track, there is a known risk, Epilepsy flicker risk from the lighting and the track surface is very poor for children and adults with additional needs.”
- “How do the plans reflect for people with limited mobility. Will there be more than the two or three exercise/resistance machines that are poorly available now? Will all the equipment have an option for the seat to move to allow a wheelchair to use it? Will there be an acceptable way to exercise with cardio machines such as a ski one or an Invictus trainer the wheelchairs can hook onto?”

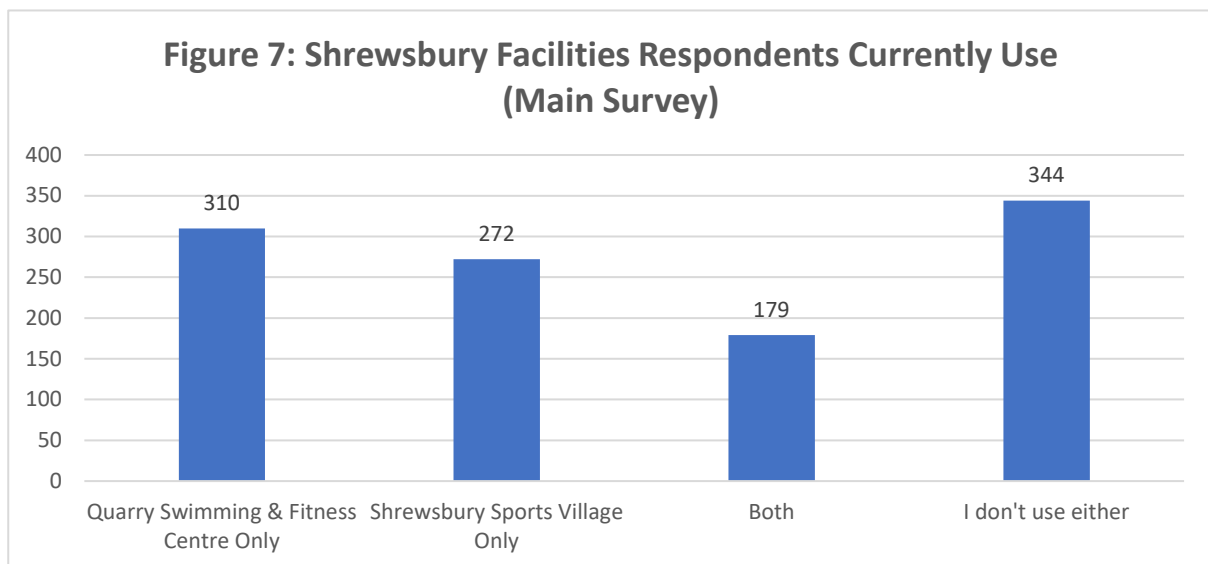
Finally, 8 respondents expressed **concerns about the proposals for unisex changing rooms**. Most of these were concerns about female changing rooms needing to be separate from male changing rooms, for example:

- “Unisex changing rooms are a safeguarding risk to children and teenagers and are an assault on women’s rights.”

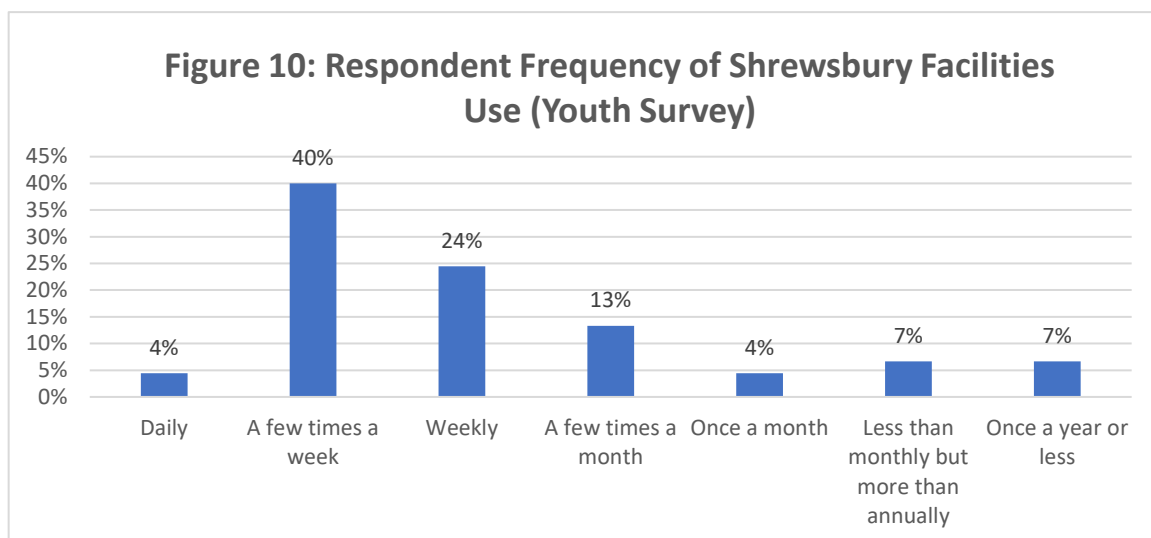
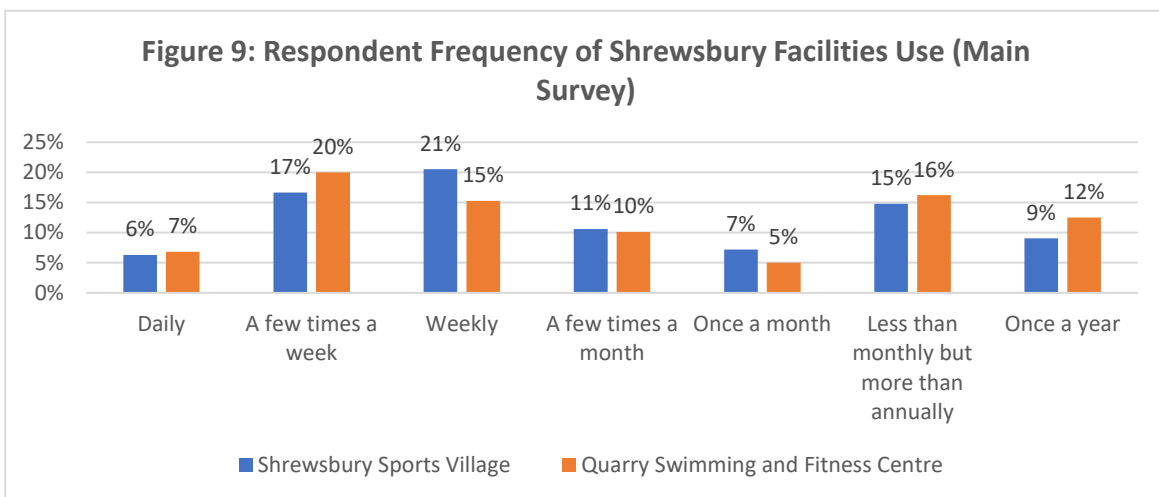
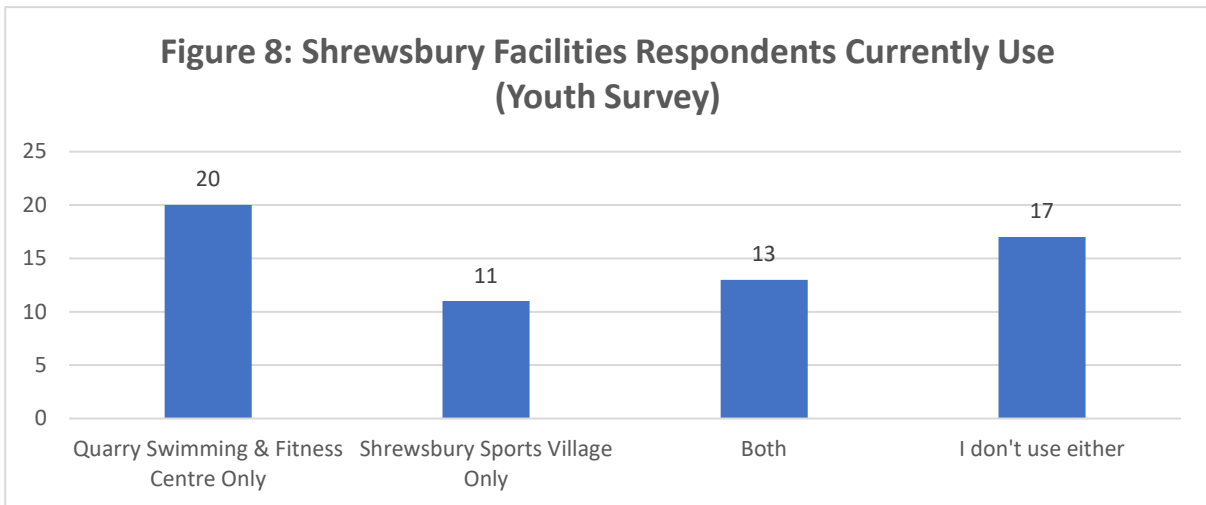
One respondent also expressed a concern for transgender individuals feeling included in changing room spaces.

3 Use of Current Facilities

Respondents in both the main survey and the youth survey were asked whether they currently use either of the Shrewsbury-based, Shropshire Council-owned leisure facilities. Most respondents (69% or 761 of the 1,105 answering this question) were users of one or both of the centres (**see Figure 7**). However, 31% of respondents (344) do not currently use either centre.



Respondents to the youth survey were more likely to be users of the Quarry alone, than they were to be users of the Sports Village alone, though 28% of the youth respondents also reported not using either centre.



Respondents were also asked about the frequency with which they visit either or both leisure centres (see Figure 9). Most who report using the Sports Village

currently seem to do so between daily and a few times a month (55% total).³ This is also the case for those who reported using the Quarry Swimming and Fitness Centre (52%). Among respondents to the youth survey, most used the facilities daily, a few times a week or weekly (68% in total) (see Figure 10).

Figure 11: Household Use of Facilities (Main Survey)

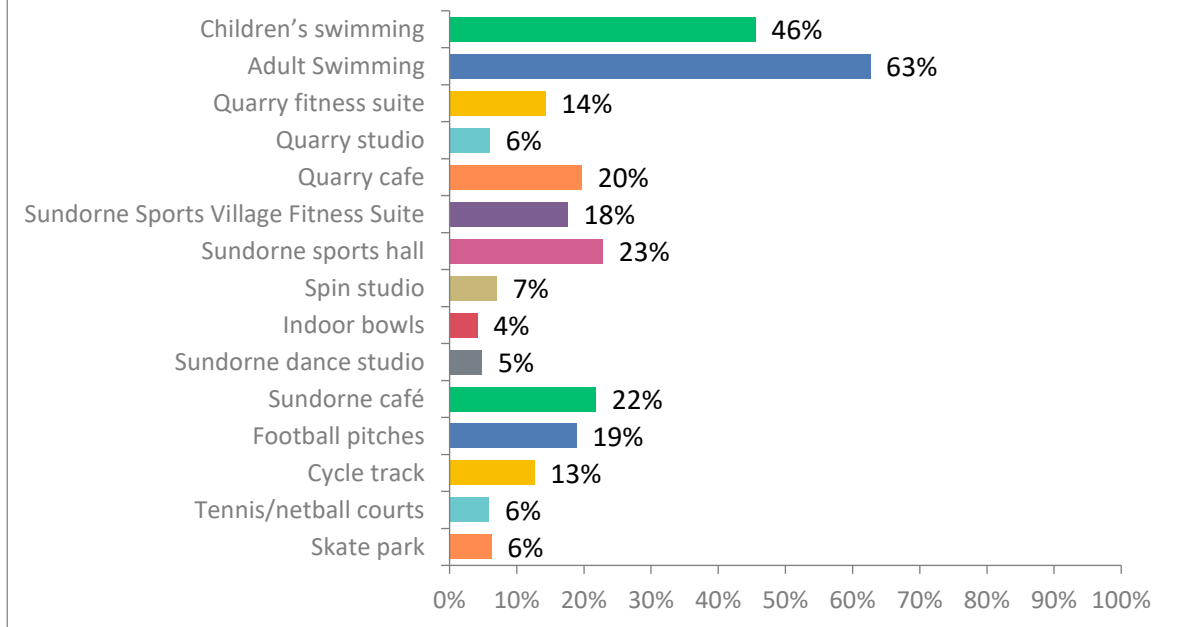
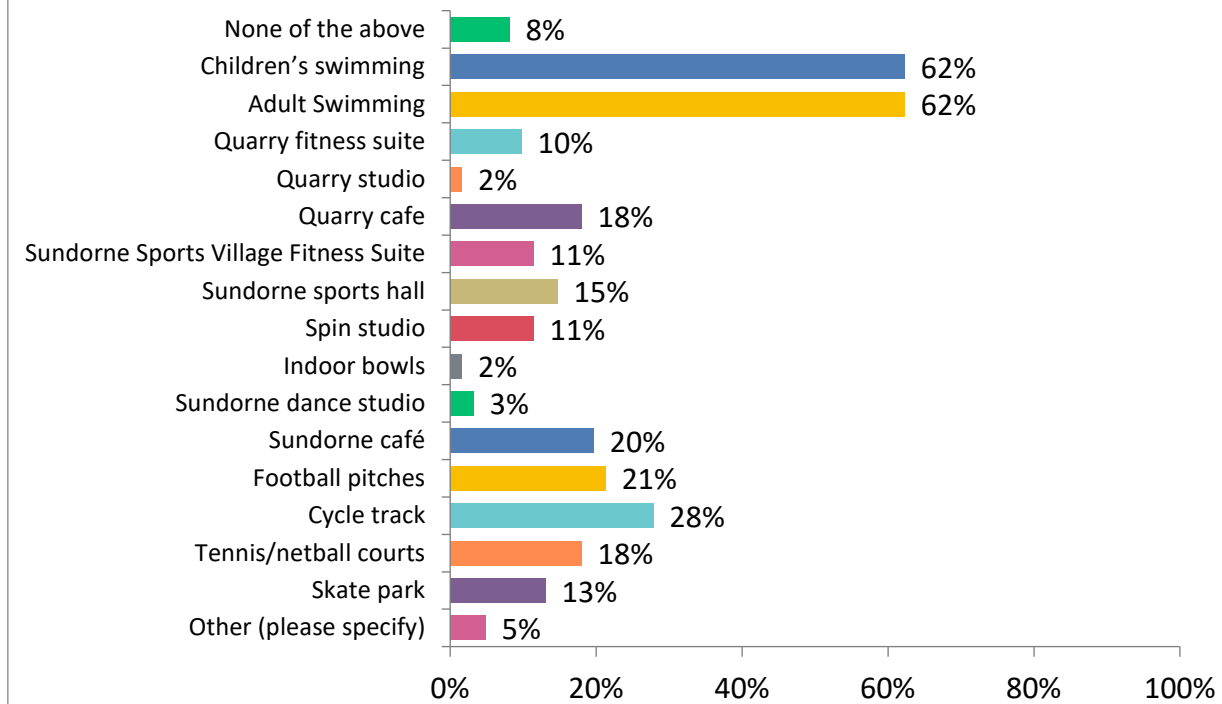


Figure 12: Household Use of Facilities (Youth Survey)



³ "Never" responses to this question have been removed from the representation in Figure 8, since the aim of the question was to determine use of the facilities.

Respondents from both surveys were asked about the types of facilities that their households make use of. For these questions, respondents could choose to select as many facilities as they wished. As **Figure 11** shows, among main survey respondents, adult and children’s swimming were the two most popular facilities used. The Sundorne sports hall was used by 23% of respondents, and the café at both leisure facilities were popular, with 20% of respondents saying they use the Quarry café and 22% saying they use the Sundorne café. The football pitches were used by 19% of respondents and the fitness suites at Sundorne (18%) and the Quarry (14%) were also used fairly frequently by respondents to the main survey.

Among respondents to the youth survey, swimming was similarly popular for households (see **Figure 12**). Facilities that stand out as more popular in the youth survey than the main survey are the cycle track, the tennis/netball courts, the skate park and the football pitches.

Finally, with regard to current use of the Shrewsbury leisure facilities, respondents to the main survey were asked, “If don’t use either centre, are there any barriers preventing you from accessing the facilities? Please describe below.” 284 respondents took this opportunity to provide open-ended comments. These comments were grouped thematically, and the themes are presented in **Table 4**, with examples of anonymised comments illustrating these themes below.

| Table 4. Themes – Barriers to Accessing Current Facilities | No | % |
|---|-----------|----------|
| Parking/travel access | 120 | 32% |
| Distance to travel/nothing in area | 66 | 18% |
| Poor quality of facilities | 62 | 17% |
| Neither has the right equipment/facilities/classes needed | 33 | 9% |
| Cost | 23 | 6% |
| Shouldn't invest in Shrewsbury/ rural needs | 13 | 3% |
| Concerns about accessibility of the facilities | 12 | 3% |
| Prefer private gym membership | 10 | 3% |
| Limited opening or session times | 9 | 2% |
| The facilities are too busy | 4 | 1% |
| Other | 22 | 6% |

The largest theme among these comments related to **travel and parking access** of the facilities. It seems that the main access barrier for Sundorne use is lack of public transport to the site and the main access barrier for the Quarry site is parking cost and availability. Traffic was mentioned here and throughout the survey as problematic for both sites. For example:

- “Yes 18 miles of potholed roads and a limited bus service.”
- “Can't use Sundorne centre as don't drive and bus route poor.”
- “I cannot access the Sundorne centre as I am unable to walk there. I use the quarry centre at least three times a week as it is very easily accessible.”

- “Getting into the middle of Shrewsbury is difficult in a car or public transport. The traffic around town is awful.”
- “Yes - the quarry pool has no/little parking (having been a volunteer coach for Shrewsbury swimming club) and travelling from Telford (workplace) to pool – can’t park and late to teach!”

In addition to the accessibility issues mentioned above, 18% of respondents also noted that the **distance to both sites** was a problem. Many of these mentioned living outside of Shrewsbury and the difficulty in getting to the town. For example:

- “Living in Telford, distance is an issue however, with an all deep facility, the distance travelled would be worth travelling the distance due to the benefits of all deep training!”
- “Distance from where I live.”
- “I live in Ludlow.”
- “Too far away.”
- “It is in Shrewsbury, I live in Craven Arms. Please remember that people not living in Shrewsbury pay council tax and expect services to be available to them. Church Stretton pool is in desperate need of refurbishment.”

Several respondents mentioned the **poor quality of facilities**. Most of these comments were made in reference to the age and condition of the pools available at the Quarry. For example:

- “Current swimming pool is old, tired and dirty.”
- “I only use the quarry swimming for my son because I have to. It is dirty and unkempt, and the reception is useless, but the swimming teacher is brilliant.”
- “Swimming is a big thing for us. The Quarry is too old, hard to get to, parking is a pain, it's dark and uninviting, cold, and generally unpleasant compared to other centres (e.g., Oswestry, Plas Madoc, Bridgnorth).”
- “The Quarry pool is geared up for families, the changing rooms are dated and uncomfortable. Parking is difficult. No swimming pool at Sundorne.”
- “Used to use the sports Village but the gym was not big enough and nothing for the kids to do so moved to JD where it is cheaper.”
- “Terrible facilities are a huge barrier and small disgusting changing areas at The Quarry swimming and fitness centre.”

A smaller but still substantial theme in these comments was that **neither facility currently has the right mix of equipment/classes/facilities** needed.

- “I have joined another gym mainly for easy access to the pool- if the pool was out of town I would use the Sundorne facility.”
- “Boxing equipment.”
- “Lack of a competitive swimming pool.”
- “I am currently a member of the Shrewsbury Club. Their swimming and changing facilities feel cleaner than the quarry, and there is parking. I also exercise in the evening and find that the classes at the Sports Village are too

limiting; there is not enough choice. There are no classes in the evening, say 7 or 8 PM.”

- “Prefer Oswestry pool because the wider lanes making lane swimming easier. Use the gym there as well (3x per week.)”
- “Both facilities don’t provide adequate opportunities to promote a positive swimming experience.”

Cost was another theme mentioned among many respondents, both of the facilities themselves but also of accessing them. For example:

- “Too expensive to get to town and pay to swim, currently works out cheaper to be a member at other local facility.”
- “The Quarry is not easy to access and parking is too expensive. We use Oswestry leisure Centre as equal distance from home and it has more facilities and free parking.”
- “Cost, memberships the fact that the centre needs a good clean the past 5yrs it’s turned into a dangerous dump run by kids with no passion for the upkeep of the centre.”
- “Price for OAP. no room for parking in the pool area so we dont go there.”
- “Cost.”

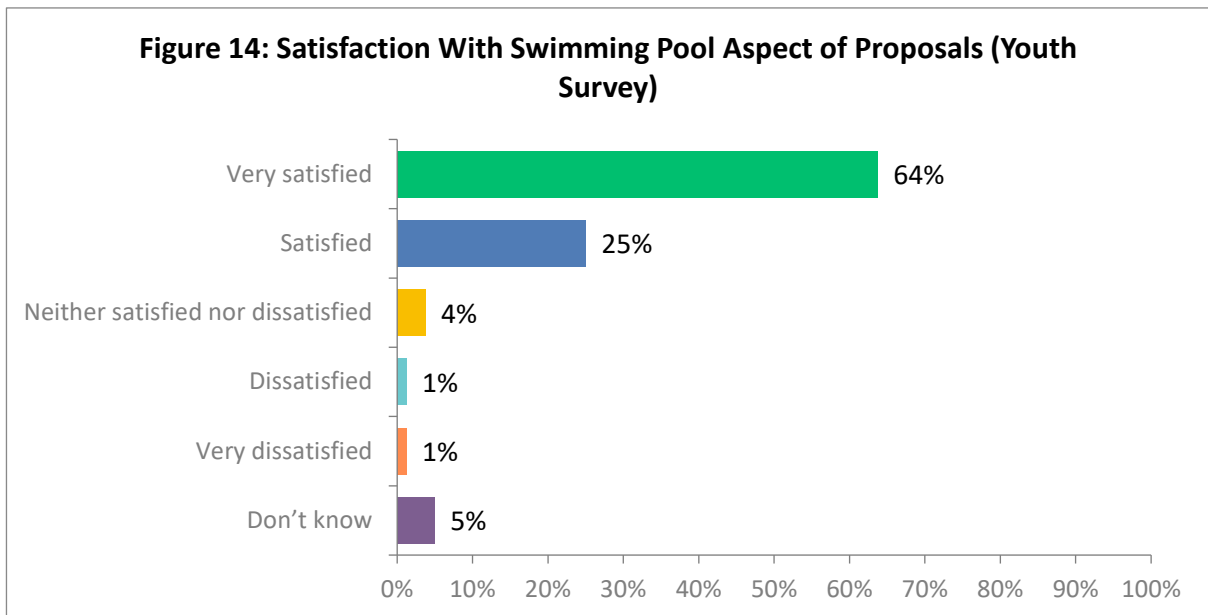
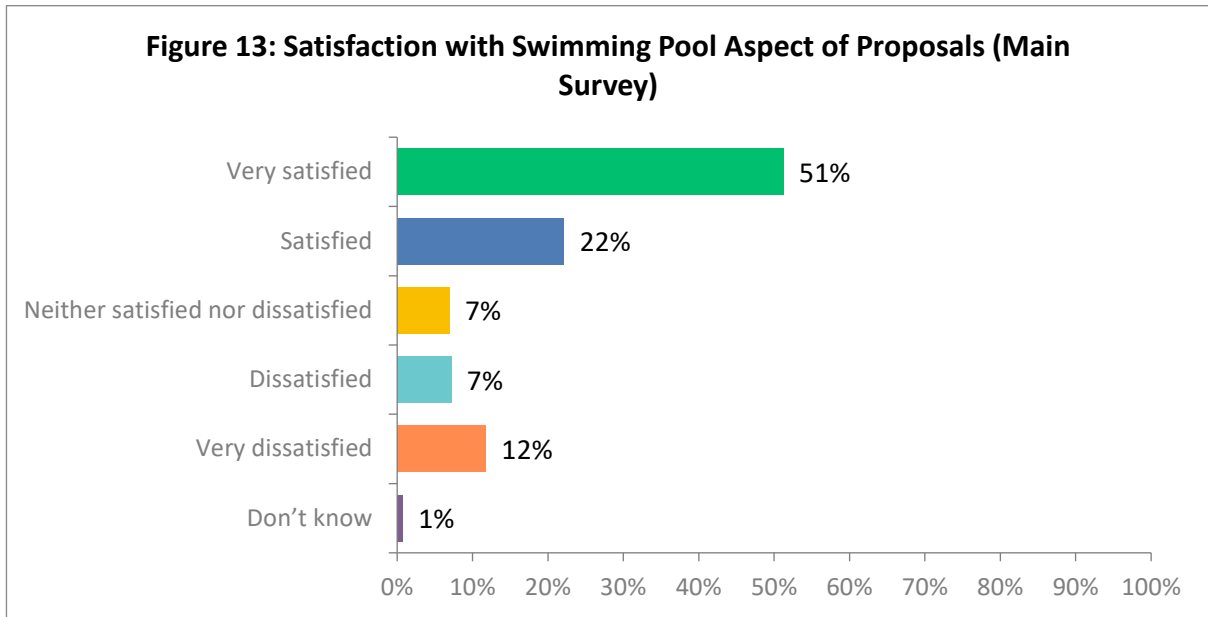
A smaller, though very important theme was also that **both facilities lack accessibility** features that are necessary for people with mobility issues and other types of disabilities or health issues. For example:

- “I went to quarry once. Really hard to get in and out of pool. No accessible showers or changing rooms that I could see. Very little parking and expensive. Outside ramp explicitly says it won’t be cleared/salted in icy weather.”
- “It’s very limited in what a wheelchair user can do or use. Not enough to be going more than I do already.”
- “Accessibility too many times is it full because disabled access changing and parking is limited. Make all car spaces accessible (not blue badge) but all same size and then there’s no issue.”
- “Unable to use due to child’s disability.”
- “Sometimes overcrowding due to football being on. People swarm you in the cafe and soft play and it is too loud for those with sensory issues.”

Several respondents (13) also used this space to speak **to frustrations over investment in leisure facilities in Shrewsbury**, rather than elsewhere in the county. Other smaller themes included the **session or opening times** being too limited for respondents at either site, the **facilities feeling too busy** and **preference for private facilities**.

4 Feedback on Pools and Seating Proposals

A significant feature of the proposals for investment in the Sundorne Sports Village was the inclusion of a competition-sized swimming pool and spectator seating, which would make Shrewsbury a town that could host galas and other competitive



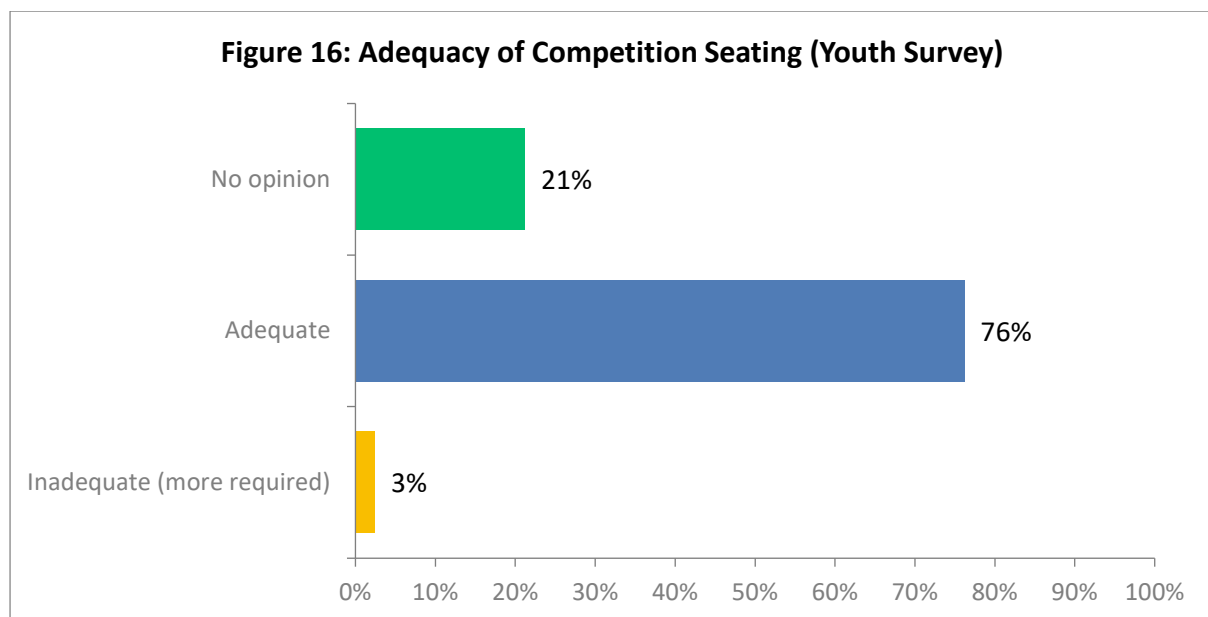
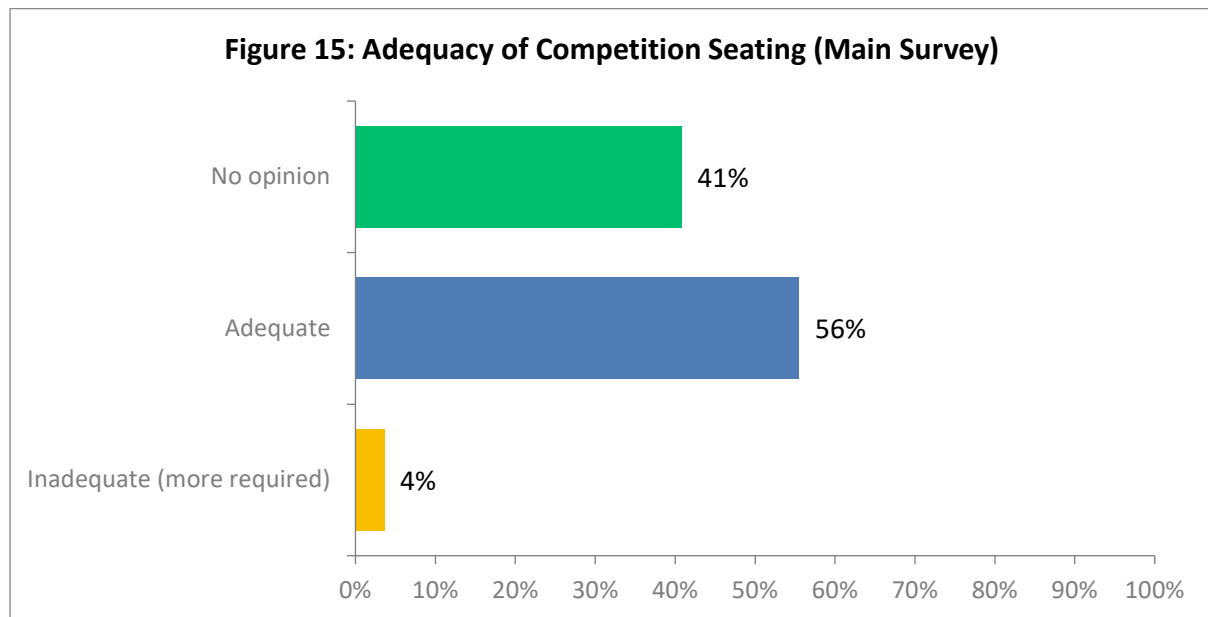
swimming events. Respondents were asked about their thoughts on these aspects of the proposals.

With regard to the proposals for the inclusion of a swimming pool at the Sports Village, the vast majority of respondents from both surveys (73% in the main survey and 89% of youth survey respondents) were “very satisfied” or “satisfied” (see **Figures 13 & 14**). However, 17% of main survey respondents said that they were “dissatisfied” or “very dissatisfied” with the proposals.⁴

The proposals also include swimming spectator seating with 300 permanent seats with space for a further 200 temporary seats on the poolside for competitors (500 in total). This is in line with the standards for competition pools promoted by Swim

⁴ It should be noted that satisfaction with the proposals is not wholly driven by those respondents who reported primarily using the Quarry centre. When looking at Quarry users only in the main survey, those reporting that they are “very dissatisfied” or “dissatisfied” with the proposals was 25%

England. Respondents were asked in both surveys about whether they thought the spectator seating aspect of the proposals were adequate or not (see Figures 15 & 16 for results).



Again, a majority of respondents from both surveys (56% in the main survey and 76% of youth survey respondents) reported feeling that this aspect of the proposals was “adequate” though a hefty minority of respondents in both surveys reported having “no opinion” on this feature of the proposals.

Main Survey – Open-Ended Comments

Respondents to the main survey were given two opportunities to provide open-ended comments on the proposals for swimming pools and seating and youth survey respondents had one open-ended comment box to do the same.

The first question for main survey respondents asked, “please explain your views on the proposals for swimming provision below.” The second was more focused, asking respondents to explain “if you have any concerns with this proposal.” Responses to both questions were read and responses were tagged for common themes. 712 respondents answered the first question and 237 provided responses to the second open-ended question about the swimming proposals. Some responses were tagged with more than one theme. Each question’s most common themes are presented in **Tables 5 & 6**, respectively.

| Table 5. Themes – “Explain Views” on Swimming Proposals | Count | % |
|---|--------------|----------|
| General happiness with proposals | 202 | 26% |
| Certain facilities/sports missing or plans don't go far enough | 135 | 17% |
| Happy with pools providing for competition/swimming needs | 121 | 15% |
| Concerns about general accessibility or suitability of facilities themselves | 85 | 11% |
| Happy with ease of access to the site | 70 | 9% |
| Concerns about closure of Quarry | 58 | 7% |
| Concerns about accessibility of Sundorne site (e.g. transport/traffic/enough parking) | 54 | 7% |
| Concerns about cost | 42 | 5% |
| Focus on Shrewsbury rather than other parts of the county | 20 | 3% |
| Not enough information provided/not enough research done | 11 | 1% |
| Happy with inclusiveness/accessibility of proposed facilities | 10 | 1% |
| Other | 30 | 4% |

Comments included positive, negative and mixed responses to the proposals.

Just over a quarter of the responses to the question asking main survey respondents to explain their views on the proposals expressed **general happiness with the proposals**. For example:

- “Absolutely needed for the community and public.”
- “It will be modern up to date and available to far more people than the current swimming pool.”
- “I have a young family and am in desperate need for local swimming facilities.”
- “Happy - will encourage swimming skills in Shrewsbury/Shropshire area.”

15% of respondents to the main survey said that they are particularly **happy with the proposals’ provision for competition swimming**. For example:

- “As a family with competitive swimmers this will be fantastic for competition swimming. Shropshire doesn’t have any facility to hold county events which is badly needed.”
- “We need a competition pool with good spectator seating numbers and room for swimmers on the pool deck.”
- “As the parent of a child who swims competitively and lives in the County, it will be of enormous benefit to have a pool that can hold competitions within Shropshire. This will save on our time and financially on travel.”

9% of respondents said that they were **happy with the ease of access to the site**. For example:

- “I think it will be great for our community. I have disability and will find it easy to get to and park. Which will help me with my weight and exercise with my disability.”
- “The current pool in Shrewsbury is not easily accessible and not fit for purpose. By moving out of town and having on site parking it makes it more accessible.”
- “Easy access, much needed for young and old.”

A further 1% of respondents (10) also commented that they were **happy with the accessibility/inclusiveness** of the proposals. For example:

- “Very inclusive proposals.”
- “Pleased to see the steps included.”

Even though there was a separate question asking main survey respondents to discuss their concerns about the swimming aspects of the proposals, many brought these concerns up in the first question as well. **Table 6** provides the overview of common themes found in responses to the “concerns” question, and it is easy to see how these overlap with many of the common themes in **Table 5**. However, concerns took on more emphasis in this question than they did in the first question.

| Table 6. Themes – “Any Concerns” About Swimming Proposals | Count | % |
|---|--------------|----------|
| Concerns about cost | 45 | 19% |
| Certain facilities/sports missing or plans don't go far enough | 44 | 18% |
| Concerns about closure of Quarry | 34 | 14% |
| Concerns about accessibility of Sundorne site (e.g. transport/traffic/enough parking) | 31 | 13% |
| Concerns about general accessibility, inclusivity or suitability of facilities themselves | 24 | 10% |
| Emphasis on competitive swimming and not enough on leisure | 17 | 7% |
| Focus on Shrewsbury rather than other parts of the county | 11 | 5% |
| Not central enough in Shrewsbury | 7 | 3% |
| Prefer not to use unisex changing rooms | 5 | 2% |
| Not enough information provided/not enough research done | 2 | 1% |
| Other | 21 | 9% |

17% of respondents in **Table 5** and 18% of respondents in **Table 6** said that **certain facilities/sports are missing from the proposals, or they don't go far enough**. Several respondents said, for example, that they would prefer the pool to be 50m, not 25. Others asked for features such as slides or inflatables. A few other important comments noted that the disability features did not go far enough. A couple of comments also related to the feeling that gender specific changing rooms are needed. Examples include:

- “If it is to be built (which I disagree with) it should be a 50m pool not 25.”

- “Not enough pool space to cater for all members of local swimming clubs meaning that capacity at the sessions will have to be reduced. Furthermore, competitions above regional levels cannot be held at the new facilities proposed.”
- “Need to consider inflatables as this is a great attraction for families. Need to do more of this.”
- “More disability friendly access needs to be considered. One disability drop lift into the pool is not enough.”
- “We need to maintain the flume and diving facilities.”
- “I am happy with the proposals but would prefer that the minimum depth be 1.35m to 1.8m as for competition purposes it needs to be 1.35m to be able to dive into.”
- “Please include ramped access for disabled users who cannot use steps easily.”
- “We already have a mix of pools at the quarry. This proposal lacks imagination. Would it not be better to provide something different...e.g. a leisure pool with flumes etc, that would appeal to families both local to Shrewsbury but also from elsewhere... would this not generate more revenue and increase Shrewsbury's pull as a destination?”
- “I'm happy with everything but I'm very concerned about the mixed-use changing facilities. I work in the sports industry, and it is well known that this is not acceptable for many older people and puts them off swimming. The cases of voyeurism have also increased dramatically.”

There were some concerns from several respondents (11% in **Table 5** and 10% in **Table 6**) about the **general accessibility or suitability of the facilities** proposed. Some of these respondents were concerned about whether these proposals would mean reduced swimming for non-competitive swimmers, especially should the Quarry pool close in the future. For example:

- “As a regular user of the current facilities and seeing how busy it already is at different times of the day, I don't see how reducing the provision by 3 pools is proactive.”
- “As I swim for leisure and not as a competitor, I'm not too concerned on the competition side of things - but would mind if not given ample opportunity to swim in larger pool also.”
- “Nice to see a learner pool and large pool. I worry that if the schools need access to the pools for lessons during the day there will be no swimming facilities for the public during this time, it would be nice to be able to go swimming at any time.”
- “I think investment would be better given to current swimming facilities. All current facilities should have easy access steps, disabled access changing places that are suitable for people with disabilities and access needs. I would be more in favour of the proposal if these essential things were in place elsewhere and that they had maximised every opportunity to reduce running costs (solar panels etc).”

- “The large pool will not be able to accommodate the different clubs that exist in Shrewsbury; swimming, canoe, diving or aerobics.”

Concerns about the cost of the proposals to implement were raised in response to both questions, with around 45 respondents bringing this up in the “concerns” question and 42 in the “views” question. For example:

- “Waste of money when the council are trying to claw back £63 million.”
- “Shropshire Council cannot afford it. It only benefits those in north of county. We, in the south of the county are ignored. Shropshire Council has no money?”
- “In a time of economic crisis finances should be not be spent on "extra" services but instead basic services should be prioritised.”

Other respondents in both questions raised concerns **about the closure of the Quarry site**. For example:

- “It is disingenuous to have a consultation about a new facility where you ignore the likely impact on the existing facilities. Any consultation on the new should be in context of impact on the existing.”
- “This is a duplication of facilities, and the money should be spent in the existing pool at the Quarry.”
- “Must be guaranteed that the Quarry remains open.”
- “The Quarry swimming pool offers the largest pool in the county at 33m long and 3.658m deep. The new proposal is inadequate in comparison.”
- “Excellent facility proposed. Just needs to be in the Quarry. Town centre. Keep the town viable.”

Another concern raised by several respondents in both questions was about the **inaccessibility of the Sundorne site**. This is a theme that re-emerged throughout the surveys by respondents in almost all open-ended questions. For example, respondents raised concerns about increased traffic in the already heavy traffic area, parking capacity (even with the increased spots) especially during competitions, travel safety, and, most prominently, the lack of public transport access to the site. Comments included:

- “It will need careful consideration when planning road access to cope with the Sundorne road traffic.”
- “Parking will not be adequate for the numbers of people expected.”
- “It will be very inconvenient for all the parents and children who swim their and will have to drive or get two buses instead of walking, cycling or only getting one short bus ride.”
- “This is ok for people who live in Sundorne or Monkmoor, but if you live in Copthorne, Radbrook, Meole, you can walk to town pools. Everyone can from any part of town. Put it in Sundorne and you’re limiting this and putting people off. You’re creating pollution and traffic by making people use their cars if they have one. My friend lives in Pontesbury and her kids catch the one bus to go swimming that’s £4. To go to Sundorne they’d have to catch 2 buses making

an increased cost which she can't afford and has no car, so her kids will have to miss out on swimming."

- "Have reservations re access by public transport."
- "Good facilities planned but can't get there due to poor transport."

Other concerns about the swimming aspects of the proposals specifically included worries that **not enough research had been done on the proposals**, concerns about the provision **being for Shrewsbury and not the rest of the county**, concerns that there is **not enough focus on leisure swimming** (as opposed to competitive swimming), and concerns about the proposed **unisex changing rooms**. Examples of comments expressing these concerns are included below:

- "No proof given whatsoever to back the claims made by Shropshire Council."
- "Plenty of swimming provision in Shrewsbury - what about other areas within the county?"
- "This focus on competition ignores the needs of non-competitive swimmers and defeats any 'public good' argument."
- "With regards unisex changing facilities, I'm very concerned about diminishing spaces for women."

Youth Survey – Open-Ended Comments

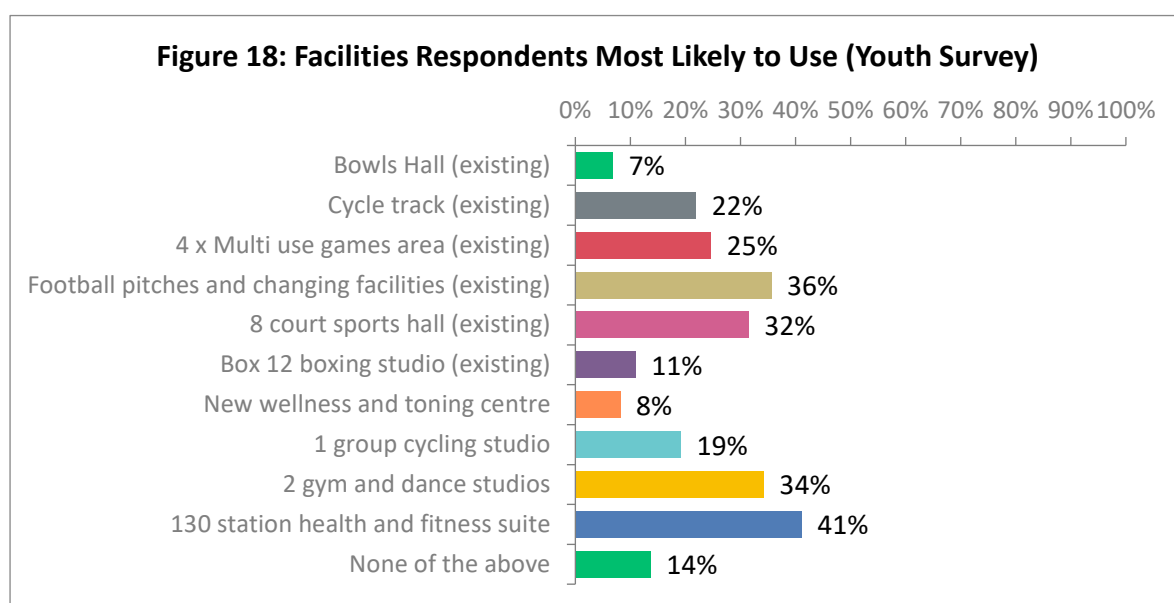
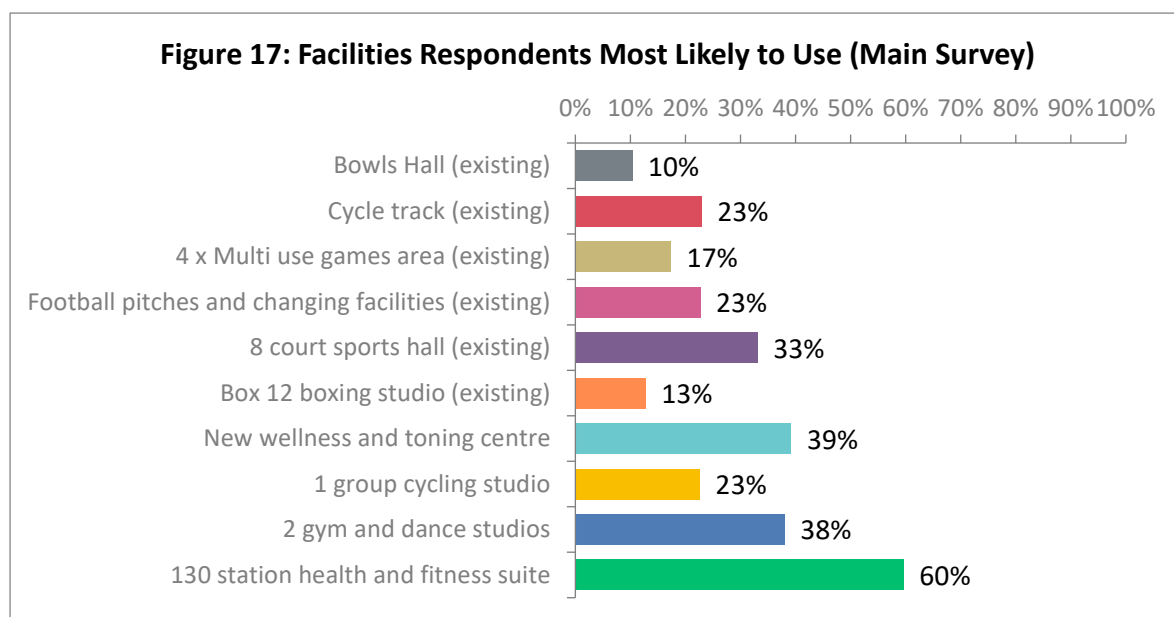
Only 19 respondents to the youth survey offered comments to the open-ended question about what else they might like to say about the pool and competition seating aspects of the proposals. Most of these comments were positive, and are included in entirety below:

- "Definitely need a competitive pool. Shropshire needs to hold swimming competitions."
- "Excellent to have a competition fit pool within Shropshire"
- "For competition ideally the more seat would be better, bring in more money for the event and surrounding businesses."
- "I don't want to watch, I want to swim."
- "I love the idea of a new swimming pool it's just because I really love swimming so I'm really excited."
- "I really like this idea."
- "I think it looks great. I can't wait to use it."
- "I think the swimming pool is great and the seating because if you just want to swim your parents can watch you from the seats and if there is a competition they can watch the swimmers."
- "I would like a pool with lots of public sessions so I can use it when my brother is using other facilities at the sports village."
- "I would like to be able to compete in swimming galas in Shrewsbury."
- "It will be good cause I won't trek up town cause it takes me near one hour."
- "It would be great to have a competitive swim pool in Shropshire for counties."
- "It would be nice to watch people swimming."

- “It's much needed so that swimming competitions can take place in Shrewsbury. At the moment this cannot happen.”
- “This will be good to support competitive events in the pool.”
- “Very excited to be able to swim here and many other things at the sports village.”
- “Very good. We desperately need a competition pool closer to this area.”
- “Very much needed to develop sports in Shrewsbury. Great idea - should even create a long course 50m pool.”

5 Feedback on Other Proposed Facilities

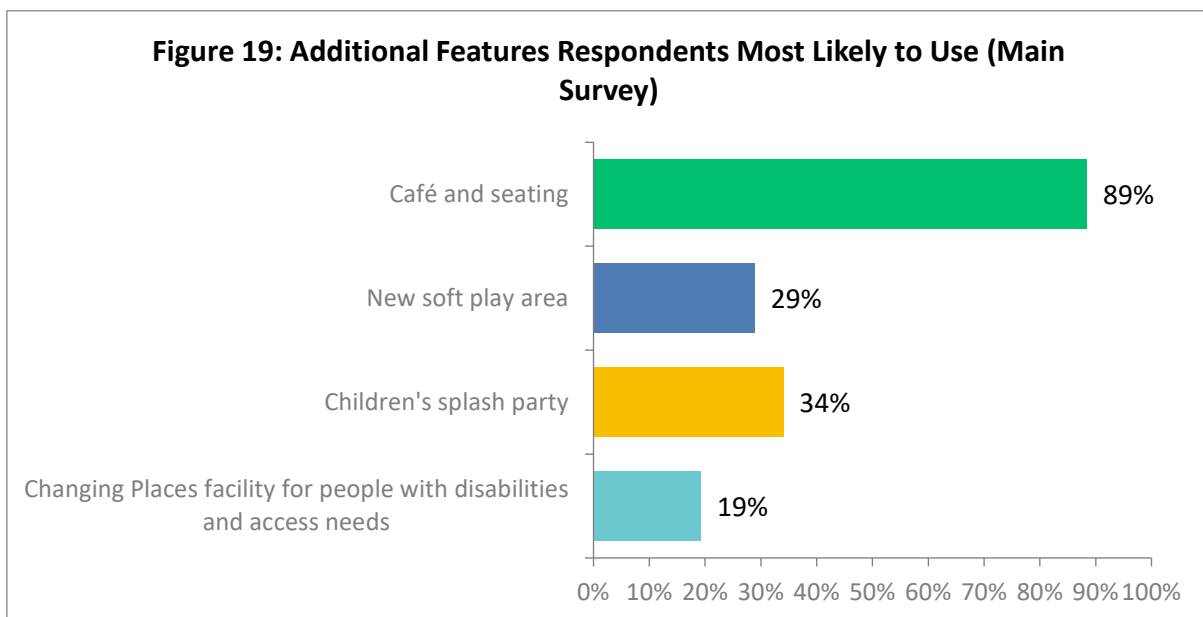
Both main survey respondents and respondents to the youth survey were asked about their interest in and likely use of several fitness and leisure facilities that are



part of the larger proposals. Respondents could select as many of the facilities as they wished. The full results of these questions are displayed in **Figures 17-19**.

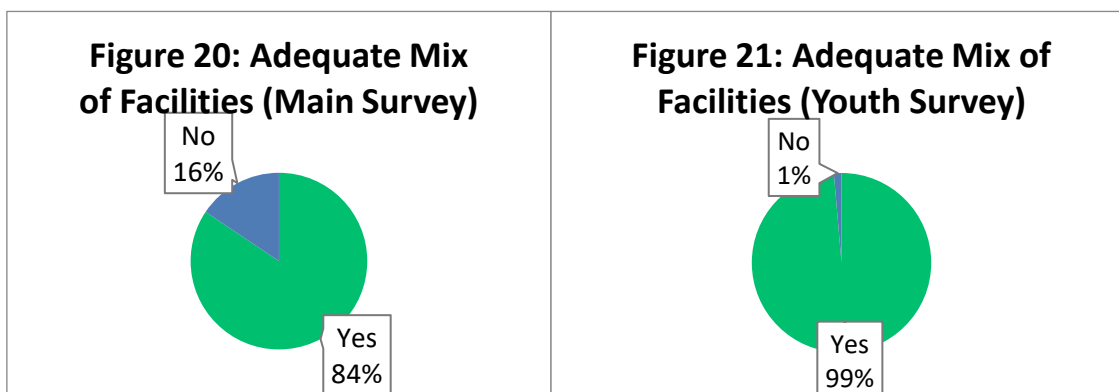
Of the new facilities proposed for inclusion, the 130 station health and fitness suite was the most popular among both main survey respondents and youth respondents, with 60% and 41%, respectively, saying they would be most likely to use these facilities. The 2 new gym and dance studios were also popular among both respondent groups, with 38% and 34%, respectively, saying that they would most likely use these. Finally, the group cycling studio also had interest from respondents of both surveys, with 23% of main survey respondents and 19% of youth survey respondents saying they would most likely use this. The new wellness and toning centre was fairly popular among main survey respondents, with 39% saying they would be most likely to use this facility. However, only 9% of youth survey respondents said they would most likely use this facility.

Main survey respondents were also asked about four additional features of the proposals, the results of which are shown in **Figure 19**. The vast majority of respondents said they would be most likely to use the café and seating proposed at the new facilities. The Children’s Splash Party was also a popular feature, with over a third of respondents saying they are likely to use this, and 29% saying they would



most likely use a new soft play area. While the Changing Places facility for people with disabilities and access needs was the feature that respondents reported being least likely to use, this feature is undoubtedly more crucial for those 19% of respondents who said they would be most likely to use it.

When asked whether they felt that there was an adequate mix of facilities proposed for the new centre, most respondents in both the main survey and the youth survey said that there are (**see Figures 20 & 21**).



Finally, both main survey respondents and youth survey respondents were asked what other comments they would like to make about the facilities proposals. 333 main survey respondents and 10 youth survey respondents provided responses to this question. The main survey responses were grouped thematically and these themes are presented in **Table 7** with some examples provided below. The youth survey responses are provided in full below.

| Table 7. Themes – Comments on Facilities | Count | % |
|---|--------------|----------|
| Suggestions for other facilities to be included (e.g. squash, pickleball, climbing wall) or improved (e.g. cycling, astroturf) as part of proposals | 87 | 24% |
| Generally negative comments/not needed | 47 | 13% |
| Transport/traffic/access/parking comments | 39 | 11% |
| Only serving Shrewsbury, others left out | 26 | 7% |
| Generally positive comments | 25 | 7% |
| Will not use proposed facilities | 25 | 7% |
| Suggestions for changes to pools aspect of proposal | 22 | 6% |
| Concerns about charges for/costs of the proposals | 18 | 5% |
| Suggestions about café | 15 | 4% |
| Comments about changing rooms | 13 | 4% |
| Other | 41 | 11% |

A large portion (24%) of the additional comments provided pertained to **suggestions for additional facilities to those proposed or for improvements to be made to existing facilities as part of the proposals**. Additional facilities suggested included pickleball courts, a climbing wall, water polo provision, and squash courts. Facilities suggested for improvements including the cycling track and the astroturf pitches. For example:

- “Climbing wall.”
- “A squash court would be amazing - there is nowhere else locally to play squash except Rowton Castle which is very far away if you live in North Shropshire.”
- “Addition of a competition standard athletics track with spectator seating would be a huge boost for the site. Beyond the traditional athletics use the facility would complement the existing cycle track and proposed pool and

enable competition standard multisport events such as Triathlon and Aquathlon to take place.”

- “I think you should be spending money on other team sports facilities and viewing areas e.g. netball, basketball, badminton where people can easily watch county, regional and national events.”

Other comments relating directly to the proposed facilities included **suggestions about the café** from 4% of respondents. These largely concerned serving healthy food, for example:

- “Make sure a cafe is adequate for a fitness centre - fresh food, not frozen fast food options. Plenty of local, independent examples in Shrewsbury town centre which work, an overpriced, unhealthy fitness cafe is the last thing needed.”

A further handful of respondents (13) made comments about the proposed **changing facilities**. These were somewhat mixed, but included some concerns about proposals that might do away with single-sex changing areas. For example:

- “Would the all-gender changing facilities be staffed? I can see they would be a huge improvement for family groups, but feel some concern that for single female users, or users with a disability, communal facilities could be rather intimidating.”
- “Accessible changing allows for carers and mixed families to change without discrimination. Allowing for mixed gender changing, as long as safe guarding measures are in place this is great.”
- “Changing appears to be unisex, I would not use.”
- “Please have separate sex changing rooms for my kids’ safety.”

7% of responses to this question made the point that these proposals **only serve Shrewsbury** and leave the rest of the county out. 5% used this space to express **concerns about the cost of the proposals**, particularly in a time of financial difficulty for Shropshire Council.

Generally negative comments and those about the **facilities not being needed** made up 13% of the responses to this question. Another 7% of respondents to this question said they **would not use the facilities**. 7% of these comments were also **generally positive** about the facilities. 6% of responses pertained to the **pools** and these themes are already covered in detail in the section above.

11% of further comments about the facilities pertained to **parking/travel access** and these themes covered in detail in the next section of this report.

Free-form comments to the same question about facilities from the youth survey mostly pertained to requests for improvements to the pool proposals. Full comments were as follows:

- “A fun pool with diving boards and slide would be fun for families and diving lessons to encourage that element of skill.”
- “Can the public pool contain a lazy river?”

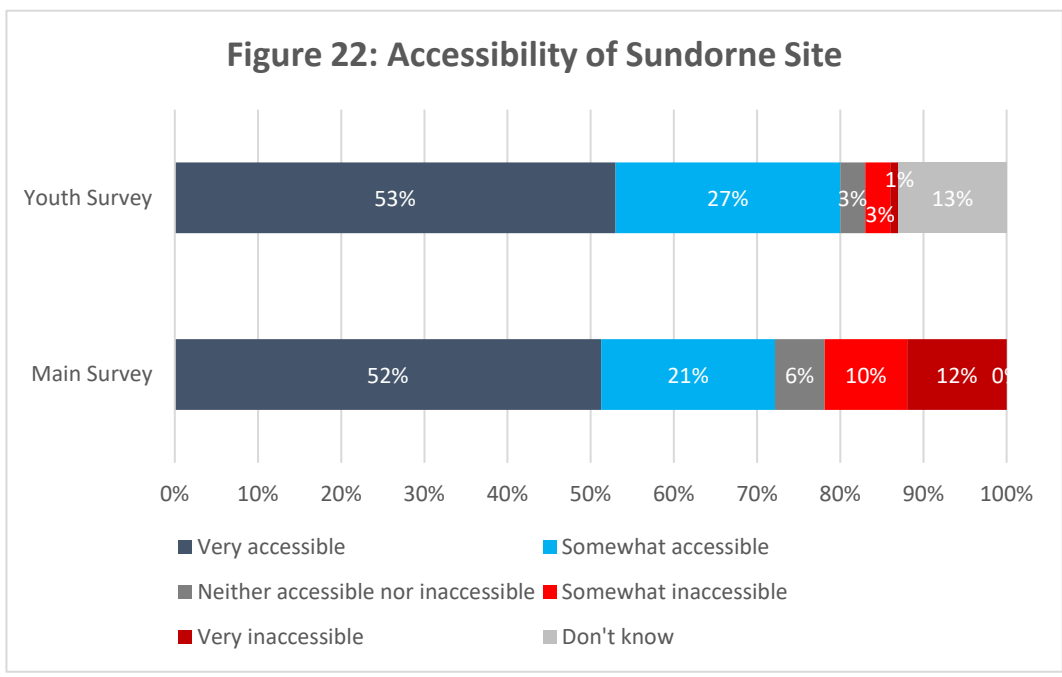
- “I am looking forward to the disco parties!”
- “I want to carry on swimming at the Quarry pool which I can walk to and save car journey.”
- “Nothing else really I think the sports village is a great place.”
- “Obstacle course, swimming pool needed.”
- “Re-surface the cycle track and add other cycling facilities such as a pump track.”
- “The facilities aren't the right side of Shrewsbury for me. Public transport is not an option and it's built on much needed car parking.”
- “The splash park area looks fun. Will there be a diving board at the pool?”
- “Trampolining sessions to be held in the sports hall.”

6 Transport and Travel Access

Respondents were asked a series of questions about the accessibility of the Sundorne Sports Village, including public transportation, parking, and active travel accessibility.

Respondents to both the main survey and the youth survey were asked to provide their feedback on the overall accessibility (defined in the youth survey as “easy to get to and use”) of the Sundorne site. The responses from both surveys are summarised in **Figure 22**.

Most respondents from both surveys find the Sundorne site accessible. More detailed information about the accessibility of the site in terms of travel and transportation access and potential barriers to that are included in other survey questions, below.



When asked which forms of

Figure 23: Likely Method of Travel to Sundorne (Main Survey)

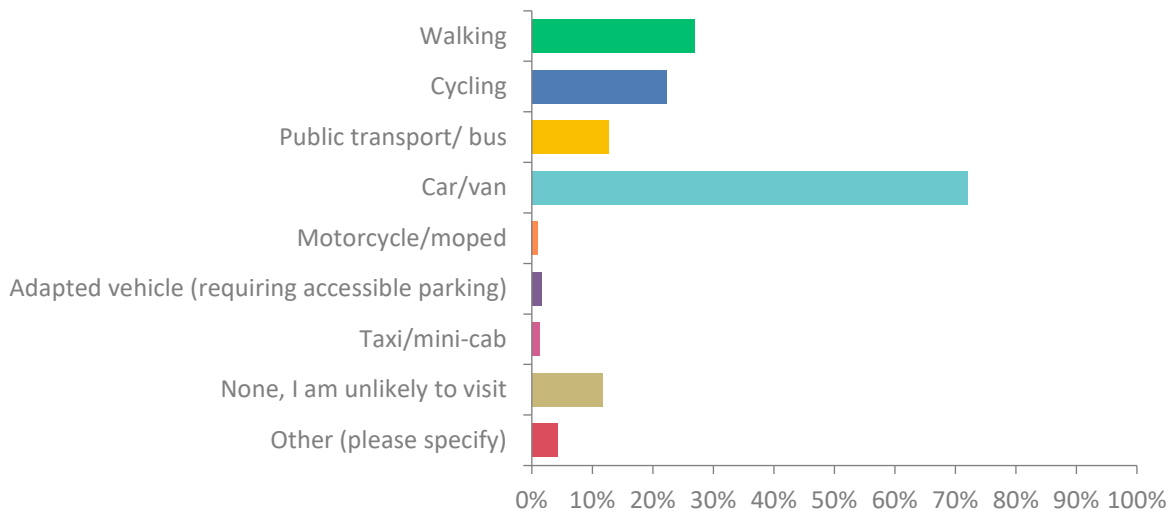
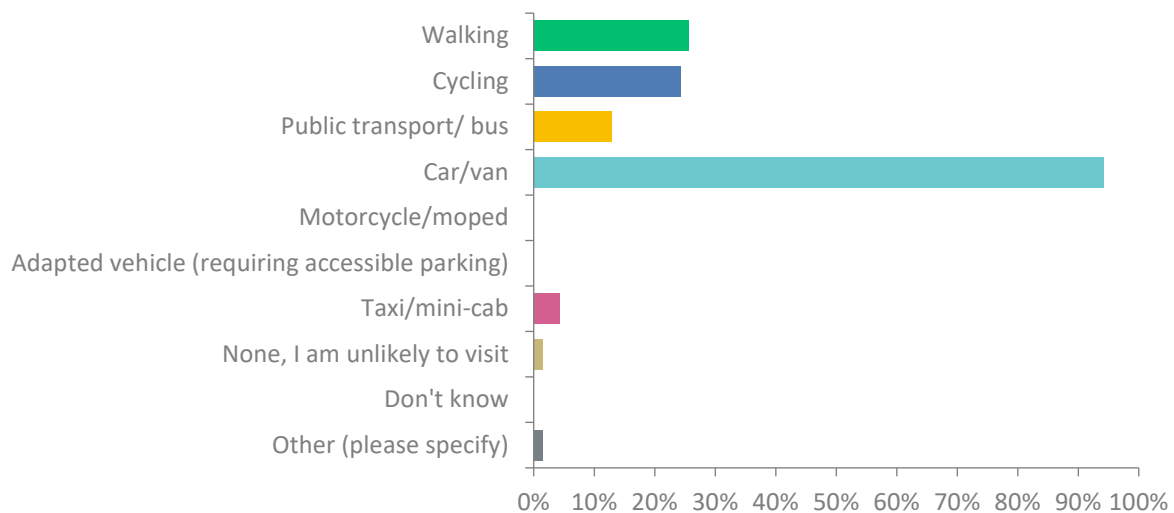


Figure 24: Likely Method of Travel to Sundorne (Youth Survey)



travel/transport respondents would be most likely to use to get to the proposed centre, most main survey and youth survey respondents said that car/van was the most likely method (see **Figures 23 & 24**).

Interestingly, methods of likely travel were fairly similar for both groups.

Given that travel by car/van to the site is anticipated to be quite high, adequate parking is a particularly salient related issue. Main survey respondents were asked about their satisfaction with the proposals for parking (see

Figure 25: Satisfaction with Parking Proposals (Main Survey)

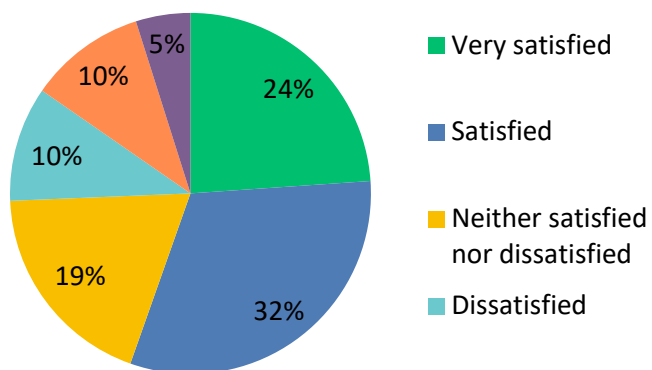


Figure 25). A majority of respondents (56%) said they were either “very satisfied” or “satisfied” with the proposals for parking.

Respondents to the main survey were also asked to rank their priorities for increasing transport accessibility options. These are presented in the order they were ranked in **Table 7**. There was not much between these priorities in terms of respondent’s rankings, but increasing car parking spaces was ranked just a bit higher on average across all respondents than improvements to public transportation and that was just slightly above improvements to cycling and walking routes to the site.

| Table 7. Ranking Transport Access Priorities | |
|---|------------------------|
| Type of Transportation | Average ranking |
| Increase in car parking spaces | 1.82 |
| Public transport | 2.05 |
| Cycling and walking routes | 2.12 |

Respondents to the main survey were also provided an opportunity to offer more detailed comments on access and transport to the Sundorne site. 404 respondents did so, and their responses were tagged for common themes. Some of these responses contained more than one theme. These themes are presented in **Table 8** and examples provided below.

| Table 8. Themes – Comments about Access to the Site | Count | % |
|---|--------------|----------|
| General access concerns | 116 | 23% |
| Concerned it's not accessible by public transport | 113 | 23% |
| Concerns about parking availability | 92 | 18% |
| Concerns about traffic | 64 | 13% |
| Concerns about safety/Improvement of active travel to the site | 37 | 7% |
| Good accessibility | 24 | 5% |
| Concerns about environment/carbon emissions/encouraging car use | 22 | 4% |
| Other | 30 | 6% |

The most common theme in these responses were **general statements about access to the site being an issue**. These comments were often about the Sundorne Sports Village being “outside the centre” or in other ways were more general in terms of the problem with accessing the site. For example:

- “Without car access this is already very inaccessible.”
- “Accessible only if you live in North Shrewsbury!!!”
- “May not appeal to people on the other side of Shrewsbury or people without access to transportation.”
- “Sadly we will rarely use it as it is too far away and will cost too much to travel there.”

Some of these more general statements were likely implying various more specific access concerns that were also voiced in the comments more explicitly. For example, the second most common theme in these comments were **concerns that the site is not very accessible by public transportation**. The concerns about

public transportation access turned up repeatedly throughout the survey, including in the comments from themes in **Table 6**, above. Public transportation issues were noted by both Shrewsbury residents who do not live near the site, as well as villages around Shrewsbury that might be served by the new facilities, who would find public transportation into the town too limiting. Comments included:

- “The public transport is totally unsatisfactory. It will be crucial to provide a dedicated 5-min shuttle service between the town centre and Sundorne, or many people just won’t attempt to get there.”
- “I would not use public transport as there is no direct route. I would have to go into town on one bus and out on another, paying 2 separate fares and the same to return. It would also take me 10 times longer than the 7 minute drive.”
- “The public transport system is not frequent enough. It would require a journey into Shrewsbury and then out to the sports village. Would take too long to get there.”
- “Public buses in Shrewsbury are poor. Most services finish by 6 and there are none on a Sunday. I live centrally so would only need one bus but I pity anybody trying to travel from the south of the town.”
- “Improved public transport provision from across Shrewsbury is needed.”
- “We use a car mainly because public transport is inadequate and expensive from Pontesbury. I have ranked public transport number 1 as top priority but realistically, unless there are major improvements and price reductions, as a family we will be driving.”
- “No direct bus route from outside of Shrewsbury makes this inaccessible to those outside of Shrewsbury unless they travel by car.”

Another common theme raised was **concern about the availability of parking**, particularly when big events are being held. Others are concerned about inadequate parking impacting local residents, and some say that current parking is inadequate at times. For example:

- “As mentioned, existing car parking is on occasions unable to meet demand so current plans seem inadequate. Making additional spaces available on contingency basis seems a poor start to a scheme with such a budget. Monitoring of existing car parking would have been carried out but are they available to view.”
- “Where would this additional parking be and on what surfacing, for the larger events?”
- “Parking and storage are ALWAYS underrepresented in any building planning. There could never be enough of either.”
- “Sunday parking would be very limited within the football season add to that a cycling event and there would be major parking problems!!!!”
- “Concerns regarding loss of parking spaces, local residents already have problems when football tournaments on parking outside homes and blocking access. Offering additional parking further away will not solve the issue as people will park as close as possible.”
- “I worked at the sports village from 2006 when it opened until 2014 as a site manager. From considerable experience I can assure you parking is not adequate at the moment. Swimming pool busy times are Sunday mornings family plus Sunday league football plus junior football will create the need for 500 plus spaces. That doesn’t include use of the internal facilities. Local

residents will be complaining. They did when we had an event on with just the sports village open never mind including a pool as well.”

- “You need to think about accessible parking for the elderly and disabled. I don’t support your taking away from outside the bowls centre.”

Relatedly, many respondents raised **concerns about traffic**. Some said current traffic in the area is already problematic, and that these proposals do nothing to address this issue. Some are concerned that traffic will increase significantly in the area, or that it is already too high and will discourage people from attending the Sports Village in the future. For example:

- “Although the site is somewhat accessible, traffic is a continual problem along Sundorne Road at peak times of the day, when traffic is stationary waiting to join the Sundorne Island to access the A5/M54. In my opinion, this problem needs to be addressed before the proposed site is in operation.”
- “I believe that this will massively impact the people who live locally when they are trying to get around the area and not in a good way.”
- “Road systems, traffic management needs attention.”
- “The Sundorne Road area is often gridlocked at busy periods.”

These comments raise issues that are important for Shropshire Highways to consider in its future planning. Similarly, some respondents raised concerns around the **accessibility and safety of active travel** (walking, cycling, using scooters) in the area of the Sports Village. For example:

- “Unsafe road; too busy.”
- “This makes it difficult for young people or people without cars to travel to, particularly during bad weather when people don’t want to walk or cycle. This site increases traffic on the roads.”
- “The cycle route along the canal needs a lot of TLC e.g. it needs resurfacing and widening. Betterment of walkways and cycleways especially away from main roads for able persons should be top priority and on par with public transport for less able persons.”
- “The cycling routes make use of what is a muddy and not very well maintained path. If this is more frequently used would need more maintenance.”
- “As a regular user of the road network leading through the town to near sports village for work both by car and bike I would be far less likely to use these facilities as there is always too much traffic. I regularly cycle this way but this is less practical when carrying sports equipment and although the cycle lanes are largely adequate the Heathgates Island is a serious risk to life and limb as well as the road leading to the sports village itself.”
- “Improve cycle access along Sundorne Road. Active travel plan?”

Connected to active travel concerns, some respondents raised **concerns about the proposals encouraging more driving** in the town and less use of public transport or active travel, as the site is much more accessible by car than other methods. Some respondents were concerned about the environmental consequences of the proposals possibly encouraging more car use. For example:

- “Environmental disaster. Asking everyone to TRAVEL OUTSIDE THE TOWN. Travel by car. Environmental impact. Healthier to walk/cycle.”

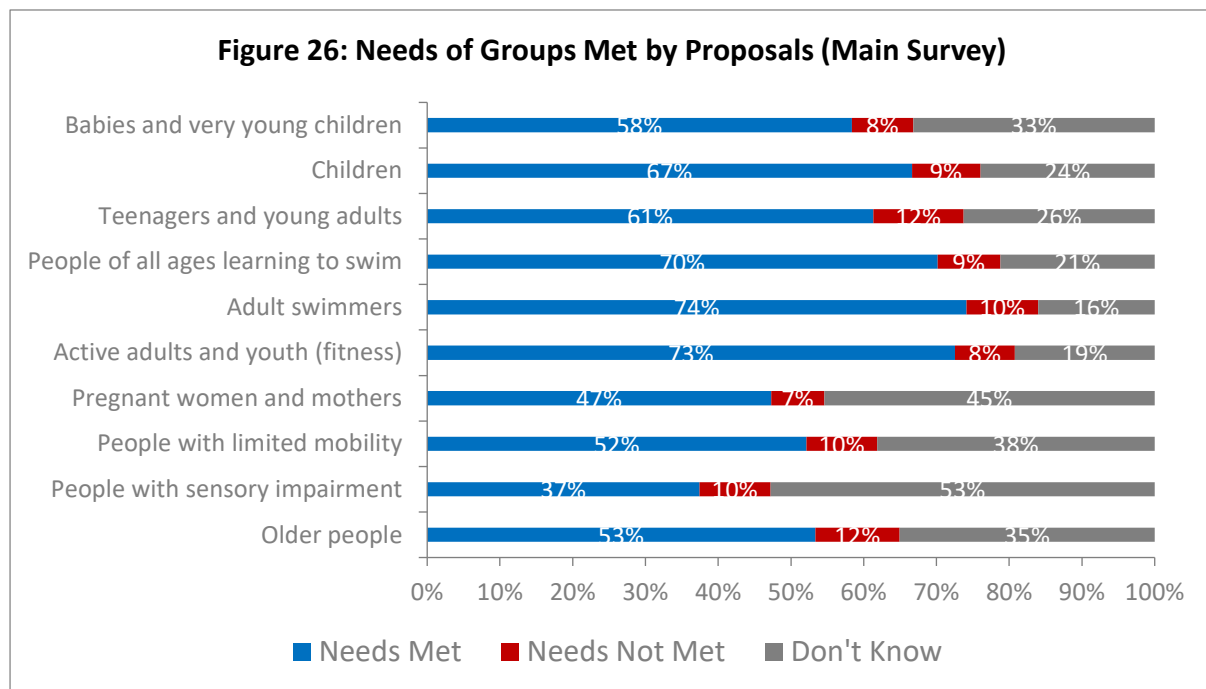
- “Sadly too far to walk or cycle regularly as am elderly, and unwilling to increase carbon footprint by using car. Bus not feasible (access also far).”

Finally, 5% of respondents also made comments in this space about the site **being easy to access**.

- “Good accessibility for schools.”
- “Perfect location, outside of the town but still very accessible.”
- “Amazing that you can go to swim and not have to pay to park - makes it more affordable.”

7 Inclusion and Accessibility

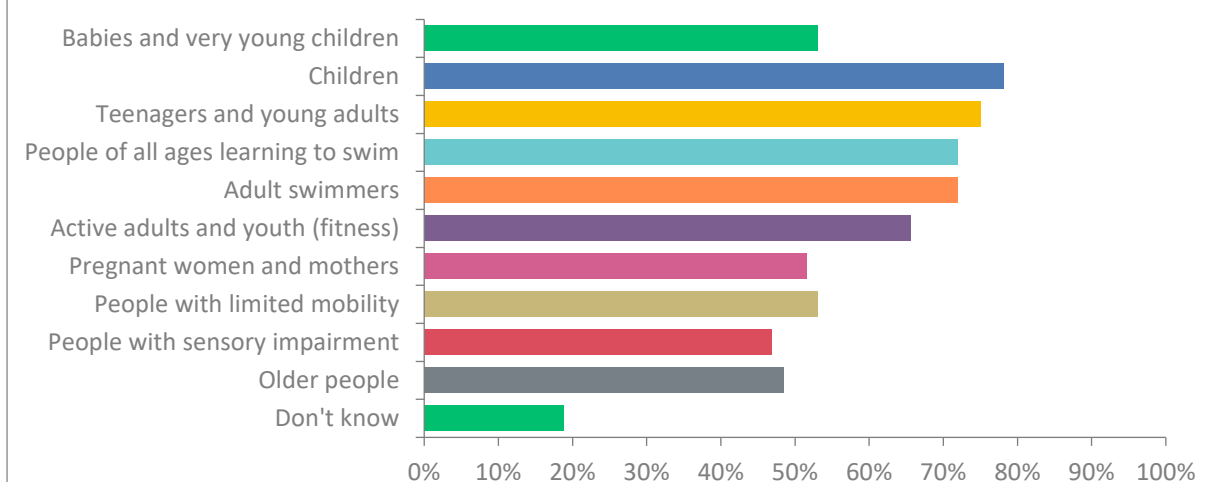
Respondents were asked to provide feedback on whether the facilities meet the needs of a broad range of groups and members of the community. In these questions, respondents were asked to tick groups that applied where they felt these



proposals would meet their swimming and fitness needs. The results of these questions are displayed in **Figures 26 & 27**.

Adult swimmers, active adults and youth, people of all ages learning to swim, and children were the groups that main survey respondents identified as being most served by the proposals as they are currently planned (**see Figure 26**). Among youth survey respondents, the needs of children, teens and young adults and swimmers seem to have their needs met most by the proposals, but overall felt that the proposals mainly met most people’s needs. In both surveys, people with sensory impairment seemed to be the group that respondents were least sure about their needs being met. Older people, too, were less likely to have their needs met by the proposals than other groups, according to both sets of respondents.

Figure 27: Needs of Groups Met by Proposals (Youth Survey)



Two open-ended questions in both surveys specifically asked respondents to think about the inclusiveness of the facilities, and whether the proposals could be amended to improve access and/or use of the centre by the wider community.

The first of these questions asked respondents “what opportunities” they would like to see “developed at the centre to encourage wider community use.” 261 main survey respondents answered this question, and these were read and grouped thematically. These are presented in **Table 9**. Youth survey responses to this question (12 in total) fit within the themes in **Table 9**, so some of their comments are included as examples below as well.

| Table 9. Themes – Opportunities for Increased Community Use | Count | % |
|--|--------------|----------|
| Social prescribing/other health uses (e.g. physiotherapy, hydrotherapy, etc.) | 60 | 19% |
| Suggestions for facilities/activities that all/many might like (e.g. Pilates, squash, etc.) | 46 | 15% |
| Classes/provision/welcome for specific groups (e.g. SEN, LGBT+, women, older people, veterans, etc.) | 33 | 10% |
| Increase use by community groups/grassroots clubs (e.g. guides, social groups, etc.) | 32 | 10% |
| Holiday activities for children/youth clubs/youth centre | 27 | 9% |
| Help with costs for people on low incomes | 25 | 8% |
| Improved transport access | 22 | 7% |
| Community meeting area/free use of meeting room | 13 | 4% |
| Development of outdoor area at centre | 10 | 3% |
| Encourage school use | 2 | 1% |
| Other ⁵ | 47 | 15% |

Many of the suggestions offered in response to this question were very thoughtful, such as suggesting **social prescribing or other health uses** for the centre.

⁵ Most of the “other” comments relate to sentiments about the proposals wasting money, wanting investment in the Quarry instead, or saying that the location of the site is not right.

Suggestions also included thinking about **classes or other types of activities provision that might welcome specific groups** (e.g. LGBT+, SEN, veterans, older people, women, etc.) to make the centre more feel more inclusive.

10% of respondents also suggested **encouraging local groups and clubs to use the centre more**, such as Guides, social groups, etc. or **encouraging schools to use the site**. 4% of respondents said that **free use of a meeting room** for such groups might also help with improving community use.

9% of respondents answering this question suggested **offering more youth provision, such as holiday activities and youth activities**.

Another important suggestion was that the centre **have support for people with low incomes** to attend classes or use facilities, especially those on a pension or receiving universal credit.

Relatedly, some respondents suggested that **improved transport access** (in particular, public transport) would also help with the centre being more inclusive.

Finally, 10 respondents suggested **improvements to the outdoor space** at the centre might engage more members of the community.

Examples of comments included:

- “Spaces to rent for businesses. I’m a sports therapist and would be interested in renting a room from the venue. Would be beneficial for all. Both public and venue.”
- “School use.”
- “Increased number of swimming and water safety advice lessons for school age children and including groups e.g. home educated children who might not get lessons as they aren’t educated in schools.”
- “Veterans access. Exercise on prescription.”
- “Maternity focused sessions/sessions for new parents; Groups aimed at/inclusive of those with learning disabilities (for example with visual instructions available/trained staff).”
- “Classes for children and adults with learning difficulties.”
- “Use by local disabled groups, exercise on prescription, children’s parties. A large enough cafe to make it a social meeting place.”
- “Youth centre. A place for young adults to have easy access to.”
- “Improvement re tarmac of cycling track for wheel chair users.”
- “A good cafe like the one at the lantern.”
- “Slimming groups like Slimming World would be a great place for groups to come and hold their weekly groups, thus promoting your facilities too.”
- “Community fitness and wellbeing groups being given the opportunity to make use of the studio spaces.”
- “Free or reduced cost for people with disabilities which would benefit from exercise if referred by GP, services not affordable to some disabled people.”
- “More aqua treatment options. To help elderly and anyone with chronic muscle strain issues.”

- “More evening classes for people who work during the day.”
- “Big effort to promote fitness benefits of regular swimming to 11 to 30 year olds. I am a regular swimmer at Quarry but do not see youngsters of this age a lot.”

The second open-ended question asked respondents of both surveys whether there are “any other specific design requirements you would like to see considered in relation to accessibility and inclusivity of use of the facility? Please explain if you believe any needs of beneficiaries listed above will not be met.” 213 main survey respondents and two youth survey participants responded to this question. Main survey themes are presented in **Table 8** and discussed in more detail below, followed by examples of comments illustrating these themes.

| Table 8. Themes – Improving Inclusivity/Accessibility of Facility | No | % |
|--|-----------|----------|
| Ensure access/more for people with physical/mental/sensory disabilities | 39 | 18% |
| Comments about changing rooms | 33 | 16% |
| Suggestions for facilities/activities that all/many might like | 30 | 14% |
| Improve transport access/location not accessible | 27 | 13% |
| More/ideas of facilities for children/families | 26 | 12% |
| People outside Shrewsbury not having needs met | 15 | 7% |
| Help with costs for people on low incomes | 12 | 6% |
| More/ideas for teens/young adults | 8 | 4% |
| Depends on activities/timetables | 3 | 1% |
| Other | 19 | 9% |

Many of these themes, such as **help with cost for people on low incomes, people outside of Shrewsbury do not have their needs met, improved transport access**, and the ideas for improving interest from **children/young people/families** are all covered in more detail elsewhere in this report.

The two themes that emerge more emphatically here than elsewhere, and where these comments also bring more nuance to these insights, are around the need to **ensure more access for more people with physical/mental and sensory disabilities** and the concerns that people have around equality, inclusion and the **proposals for changing rooms**.

For example, with regard to ensuring more access for people with disabilities, many respondents had good points to make about how people might feel more included in the centre if they are struggling with any of these issues.

- “A sensory area for kids with ADHD and autism.”
- “I have a disabled child (age 9) who can't go in a traditional pool and is too big for a baby pool but he is able to enjoy the shallow entry pool at Plas Madoc in Wrexham. We should have a similar fun pool with shallow entry which could be enjoyed by a wide range of people, particularly families and children.”

- “I use lift at Quarry Pool due to painful arthritis in my hip, I would hope easy access lifts are included.”
- “Would like to see services designed for children with SEN needs, including sensory facilities.”
- “A quiet place or space for those with sensory or PTSD disabilities. This could be outside, maybe a green area with benches.”
- “Please consider the sensory overload for autistic people. Garish colours in soft play area as illustrated are nauseating. I could not take my grandchildren there. Overall, noise baffling and deadening would help, and the ability to sit in a quiet space away from crowds when experiencing sensory overload. Ambient music is annoying and distracting. Pools should have an advertised quiet time, as at the Severn Centre, Highley.”

Comments about the changing areas were also very thoughtful in response to this question. Respondents exhibited rather mixed (though sometimes very strong) views about what would make the ideal changing room setup. They included:

- “Big changing rooms which include family changing rooms. We have a disabled family member and going places can be so limiting because of the lack of spacious changing rooms.”
- “Family Changing rooms with separate cubicles where Adults with learning disabilities can change but still be supported by family or Carers if needed.”
- ““Disabled changing not to be too far from poolside because of risk of slipping.”
- “Child free areas e.g. changing.”
- “Single sex changing facilities are essential. Mixed changing villages do not meet equality requirements.”
- “Transgender / non-binary welcoming changing rooms.”
- “Family changing rooms.”
- “Changing rooms must be male, female and family.”

8 Key Objectives and Overall Views

Finally, respondents in both the main survey and youth survey were asked about their overall satisfaction with the proposals for swimming, fitness and leisure provision at Sundorne Sports Village. The results are displayed in **Figures 28 & 29**. The majority of respondents in both surveys were either “very satisfied” or “satisfied” with the proposals overall (90% of youth survey respondents and 70% of respondents to the main survey).

While a minority of respondents to the main survey were “dissatisfied” or “very dissatisfied” with the proposals, it is worth noting that a larger percentage of respondents said they were “very dissatisfied” than said they were “dissatisfied” or neutral. This indicates that those who are opposed to the proposals have strong views against them.

Figure 28: Overall Satisfaction with Proposals (Main Survey)

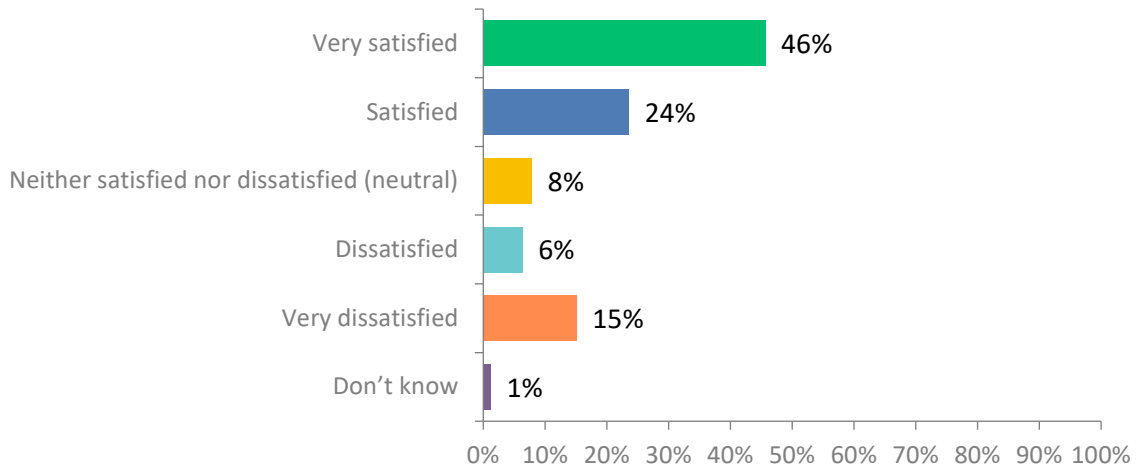
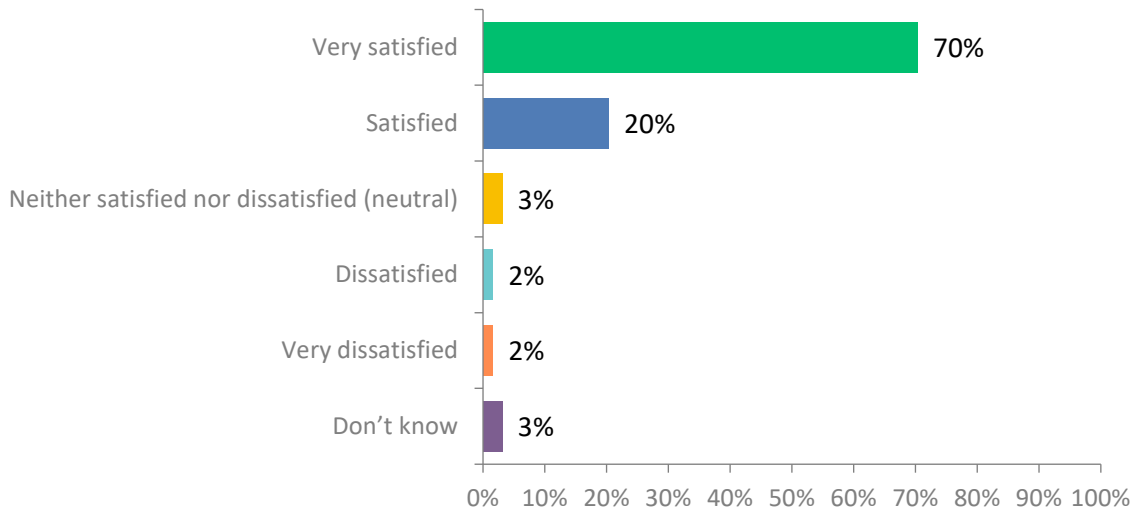


Figure 29: Overall Satisfaction with Proposals (Youth Survey)



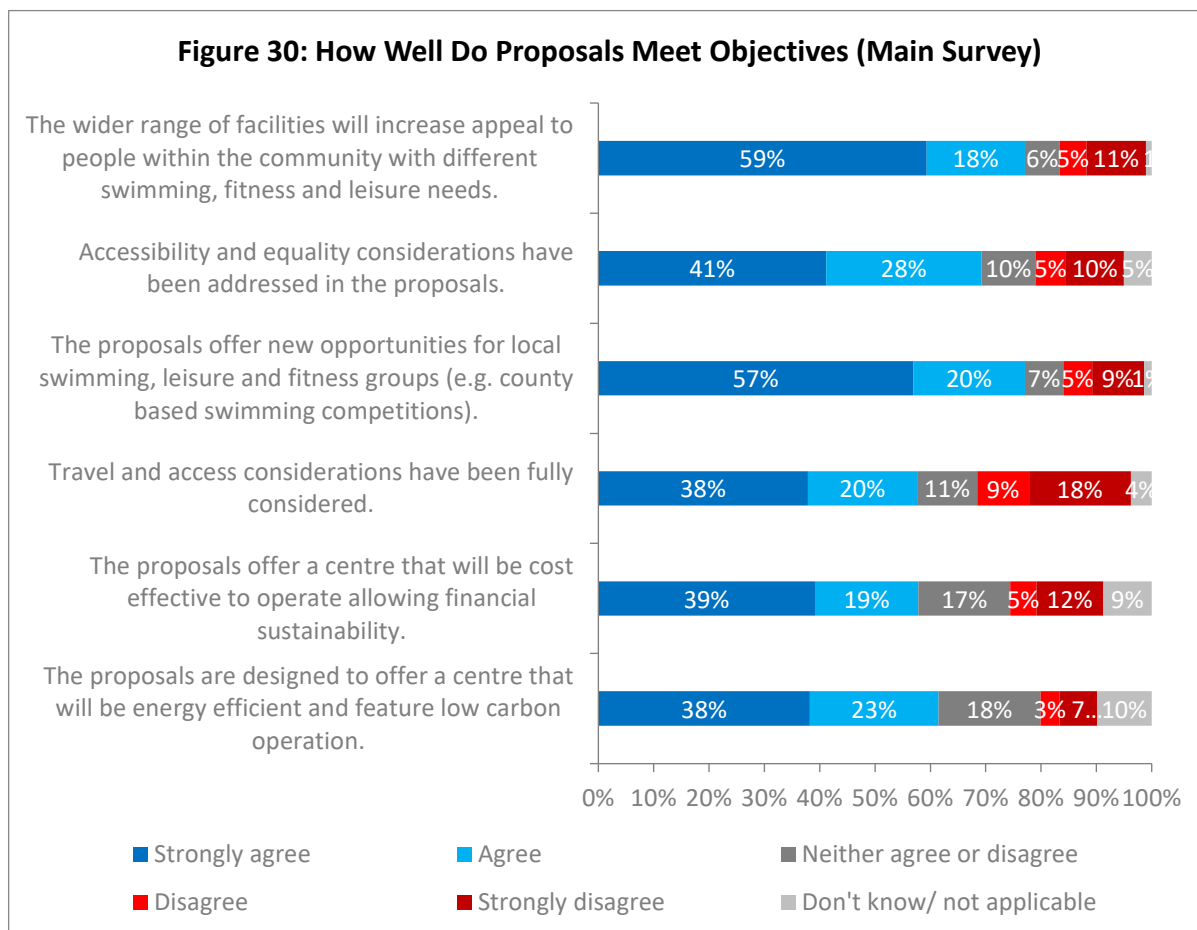
Main survey respondents were also asked to indicate to what extent they agreed with whether the proposals lined up well with the project's stated objectives. These objectives and the results of this question are displayed in **Figure 30**.

A majority of respondents agreed that all of the proposals' key objectives had been met. For example, respondents expressed wide agreement (77% "strongly agreed" or "agreed") with the proposals' alignment with the objective to "offer new opportunities for local swimming, leisure and fitness groups." Similarly, 77% agreed with the statement that "the wider range of facilities will increase appeal to people within the community with different swimming, leisure and fitness needs." A smaller majority, but still most respondents (69%), agreed that "accessibility and equality provisions have been addressed in the proposals."

While still largely in agreement that the proposals have met the remaining objectives, a few of the objectives had higher levels of disagreement or uncertainty. "Travel and access considerations have been fully considered" had the highest levels of respondent disagreement (9% "disagreed" and 18% "strongly disagreed"). An additional 15% of respondents said they were neutral or didn't know whether the objective had been met. The lower levels of certainty about this objective are

probably reflected in the many comments detailed above discussing concerns around public transport and/or active travel access, increased traffic, and worries about there being enough parking at the centre.

It is also worth noting that those aspects of the proposals with the highest levels of uncertainty (reflected in neutral or “don’t know” answers in **Figure 30**) are around the financial sustainability and environmental efficiency of the proposals. These perhaps highlight aspects of the project where communication might be improved.



Respondents to the main survey were asked whether they have any other comments about how the proposals meet the objectives and 585 provided responses to this open-ended question. The responses were tagged for common themes and these themes are summarised in **Table 8**.

| Table 8. Themes – Other Comments on Whether Proposals Meet Objectives | Count | % |
|--|--------------|----------|
| Concerns about accessibility of transport/traffic/enough parking | 215 | 27% |
| Happy with proposals overall | 118 | 15% |
| Concerns about cost | 95 | 12% |
| Concerns about closure of Quarry | 92 | 12% |
| Certain facilities/sports missing or plans don't go far enough | 71 | 9% |
| Investment in Shrewsbury and not elsewhere | 44 | 6% |
| Happy with ease of access | 39 | 5% |

| | | |
|--|----|----|
| Happy with inclusion of competition pool/seating | 37 | 5% |
| Not enough information provided/not enough research done | 33 | 4% |
| Prefer single sex changing rooms | 16 | 2% |
| Other | 33 | 4% |

All of the themes in **Table 8** have been touched upon elsewhere in this report. It is worth noting that the **most common theme raised in response to this question relates to concerns around travel and transport access issues with the site.** As noted in Section 6 in particular, but throughout the report, accessing the site is a big concern for many respondents, though this varies as to whether people are most concerned about public transport availability, active travel accessibility, or traffic and parking congestion. **Concerns about cost** of the facilities, as well as **concerns about the future of the Quarry** site were also expressed by sizeable numbers of respondents in this question. 15% of respondents also expressed **overall happiness with the proposals** and 5% specifically said they were **happy with the ease of access** to the Sundorne site and 5% were specifically **happy with the proposals for the competition-sized pool and seating.**

For the purposes of comparison at this stage, it is also worth bringing in the summary tables for the themes analysed in the final three open-ended questions of the survey. These questions asked, “what do you most like about the proposals,” “is there anything you dislike about the proposals,” and “please tell us anything else you would like to add.” Questions like these are designed to elicit responses that are not directed at particular aspects of the proposals, in order to find out what is truly top of the mind for respondents and to garner any unique, outside-the-box thoughts that might emerge that survey designers and project managers may not have thought to ask. The thematic summaries for these questions are displayed in **Tables 9-11.**

| Table 9. Themes – What Respondents <u>Like</u> About Proposals | Count | % |
|---|--------------|----------|
| New facilities/additional pool in the area/new activities/range of activities | 254 | 37% |
| Competition pool / seating | 122 | 18% |
| Negative comments/qualified comments | 81 | 12% |
| Easy access to facilities/good parking availability/location | 78 | 11% |
| Accessibility/inclusion considerations in new facilities | 60 | 9% |
| Generally happy with proposals | 43 | 6% |
| The proposed changing rooms | 17 | 2% |
| Energy efficiency/climate impact considerations | 14 | 2% |
| The café | 10 | 1% |
| Other | 2 | 0.29% |

| Table 10. Themes – What Respondents <u>Dislike</u> About Proposals | Count | % |
|--|--------------|----------|
| Concerns about access to the Sports village (transport/traffic/safety/enough parking) | 146 | 33% |
| Concerns about cost of the project | 50 | 11% |
| Concerns about closure of Quarry | 49 | 11% |
| Plans for pools not quite right (too small, no diving board, not deep enough, not enough seating, etc.) | 48 | 11% |
| General expressions of dissatisfaction | 44 | 10% |
| Not happy with changing rooms (too small, don't like unisex, etc.) | 30 | 7% |
| Certain other sports facilities not included (e.g. squash, pickleball, etc.) | 26 | 6% |
| Not enough investment outside of Shrewsbury | 20 | 4% |
| Concerns about accessibility, inclusivity of facilities themselves | 16 | 4% |
| Emphasis too heavy on one group and not others (e.g. children, competitors, people in only one area of Shrewsbury, etc.) | 11 | 2% |
| Other | 9 | 2% |

| Table 11. Themes – Anything Else to Add | Count | % |
|---|--------------|----------|
| Suggestion to include a particular facility/activity | 46 | 16% |
| Happy to see proposals implemented | 44 | 15% |
| Comments on travel/location/access/transport/parking | 42 | 14% |
| Keep the Quarry | 39 | 13% |
| Cost of /spending on proposals unacceptable | 32 | 11% |
| Criticism of consultation/the council | 22 | 7% |
| Money should be spent outside Shrewsbury | 21 | 7% |
| General dislike of proposals/proposals are insufficient | 20 | 7% |
| Security/safety improvement suggestions | 5 | 2% |
| Other | 25 | 8% |

Again, it should be noted that the largest concerns raised in **Table 10** once more focus on **worries about transport, travel and parking** around the Sundorne site, **concerns about project costs**, and **concerns about the future of the Quarry**. These themes also featured prominently in the very open-ended “anything else to add” question whose responses are summarised in **Table 11**.

In terms of what respondents like about the proposals, a large percentage of those commenting on this question are **happy to see a new swimming and facilities** being brought to the area, and 18% were specifically **happy to see competition swimming** being catered for.

The “anything else” question also elicited some unique comments, or comments that have been discussed in less detail elsewhere. For example, 46 respondents **suggested that particular facilities or activities be included in the proposals that are not currently planned**. These comments indicate that there may be some community interest that could be further met with these activities. These included:

- Breastfeeding facilities

- A plunge pool
- Diving boards
- Squash courts
- Flumes, wave pools, inflatables, or other children’s and teens’ swimming “fun” activities
- An outdoor park
- Electric vehicle charging points
- Basketball court
- Pickleball court
- 50m pool
- More use of the café such as cooking classes
- Upgrades to the dance studio/cycling track/sports hall

Five respondents also suggested security or safety measures be put in place that are not currently detailed in the proposals, such as better lighting and secure bicycle parking.

9 Summary and Conclusion

Summary

The report details the extensive consultation process undertaken to gather public opinion on the proposed transformation of the Shrewsbury Sports Village. The community's feedback was solicited through online and in-person methods, ensuring a broad demographic was represented. The proposed changes aim to enhance the range of fitness and leisure facilities, improve accessibility for disabled and elderly individuals, offer high-quality pool facilities, ensure financial viability, and increase carbon efficiency. The key findings can be summarised as follows:

Respondents

- The response rate to the main survey was high (with 1,287 responses), and the separate youth survey (with 80 responses) ensured that the voices of young people – which are typically underrepresented in public consultations – were included in good numbers.
- 27 local groups, organisations, and parish councils were represented in the feedback provided.
- In their comments on the Equalities Impact Assessment, respondents raised important points about how the proposals might better meet the needs of those with Autism or sensory impairments as well as those with complex disabilities, as well as safeguarding and equalities concerns about unisex changing rooms.

Current Use of Facilities

- More survey respondents currently use the Quarry Swimming and Fitness Centre than the Shrewsbury Sports Village. Most respondents (69% or 761 of the 1,105 answering this question) were users of one or both of the centres. However, 31% of respondents (344) do not currently use either centre.
- Most who report using the Sports Village currently seem to do so between daily and a few times a month (55% total). This is also the case for those who reported using the Quarry Swimming and Fitness Centre (52%). Among respondents to the youth survey, most used the facilities daily, a few times a week or weekly (68%).
- Among main survey and youth survey respondents, adult and children's swimming were the two most popular facilities. Facilities that stand out as more popular in the youth survey than the main survey are the cycle track, the tennis/netball courts, the skate park and the football pitches.
- Travel and parking access, as well as distance to travel to both sites were the top themes identified as key barriers for people who don't use either site.

Feedback on Pools and Seating Proposals

- The vast majority of respondents from both surveys (73% in the main survey and 89% of youth survey respondents) were "very satisfied" or "satisfied" with the proposals for inclusion of a swimming pool at the Sports Village.
- A majority of respondents from both surveys (56% in the main survey and 76% of youth survey respondents) reported feeling that the competition seating aspect of the proposals was "adequate".
- Common comments on the swimming aspects of the proposals included general happiness with the proposals and the competition provision.
- Concerns about the proposals focused largely on what is missing, including facilities such as a 50m pool, a deeper pool, and more pools. A number of respondents also raised concerns about the costs of the proposals, the ability for the public to easily access the pools if it is frequently being used for competitions, and about the future of the Quarry pools.

Feedback on Other Proposed Facilities

- The 130 station health and fitness suite, the 2 new gym and dance studios and the cycling studio were the facilities with the most interest from respondents of both the main survey and the youth survey. Both groups of respondents felt that overall there was an adequate mix of facilities in the proposals.
- Among main survey respondents specifically, the café and seating was extremely popular (89% saying they would most likely use it) with the wellness and toning centre and the children's splash party and new soft play area also proving fairly popular.
- The most common comments on the facilities were those requesting the addition of facilities they would be likely to use, such as a climbing wall, squash courts, pickleball courts, competition athletics track, etc.

Transport and Travel Access

- Most respondents from both surveys reported that they find the Sundorne site accessible, and a majority of respondents said that they were satisfied with the proposals for parking.
- Respondents to the main survey ranked increasing car parking spaces above public transportation and cycling and walking routes as the top transportation access priority.
- Despite the general satisfaction levels with access to the Sundorne site, travel and transportation access recurred throughout the report as an important barrier for many respondents to attending the site. Public transport access was identified as a problem for many, as was concerns about parking, traffic and the accessibility and safety of active travel routes to the site.

Inclusion and Accessibility

- Respondents to both the main survey and the youth survey overall felt that the proposals met the needs of most groups, though both types of respondents felt that people with sensory impairments and older people were the groups least likely to have their needs met by the proposals.
- Suggestions for opportunities to make the proposals more accessible for increased community use included offering social prescribing or other health features/activities, including more facilities for those with disabilities, providing classes or activities aimed at welcoming specific groups, ensuring feelings of safety and welcome in changing rooms, and offering more support for people on low incomes.

Key Objectives and Overall Views

- The majority of respondents in both surveys were either “very satisfied” or “satisfied” with the proposals overall (90% of youth survey respondents and 70% of respondents to the main survey).
- The majority of main survey respondents also felt that all of the key objectives for the proposals had been met.
- Analysis of feedback on key objectives points to the need for more work around travel and transport access to the site, as well as better communication around how the proposals meet their objectives around financial sustainability and energy efficiency.

Conclusion:

The commitment to a transparent and inclusive consultation process has been key throughout the project, with the aim of creating a facility that aligns with the Shrewsbury community's needs and aspirations. The feedback gathered has been instrumental in shaping the project's direction, with the community's voice playing a central role in the planning and development stages. Huge thanks are extended to

the many individuals and organisations that turned out to drop-in sessions and provided valuable feedback through their survey responses.

The proposed transformation of the Shrewsbury Sports Village is poised to meet the key objectives of accessibility, sustainability, and broad appeal, reflecting the community's desire for a modern, multi-feature centre that caters to diverse needs. The project's success will ultimately depend on its ability to integrate the community's feedback into the final design and operation of the new facilities.

June 2024

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Design Guidance

Design Guidance for 25-metre swimming pools.

1. Proposal for community 25-metres by 4-lanes community swimming pool
2. Swim England Swimming Pool Design Requirements for a 25 metres by 6-lane community pool suitable for competition
3. Swim England Swimming Pool Design Requirements for a 25 metres by 8-lane community pool suitable for competition
4. Swim England Swimming Pool Design Requirements for a 25 metres by 10-lane community pool suitable for competition

General specifications

| Pool Specifications | 25m x 4-lane pool | 25m x 6-lane pool | 25m x 8-lane pool | 25m x 10-lane pool |
|-------------------------------------|-------------------|---|-------------------------------|-------------------------------|
| Length – maximum | 25.030m | 25.030m | 25.030m | 25.030m |
| Length - minimum | 25.000m | 25.000m | 25.000m | 25.000m |
| Minimum Width | 8.4m | 12.4m | 16.4m | 20.4m |
| Maximum width | 10.4m | 15.4m | 20.4m | 25.4m |
| Minimum Depth – shallow end | 0.9m | 1m | 1m | 1m |
| Minimum depth – deep end | 1.8m | 1.8m | 1.8m | 2m |
| Minimum lane width | 2m | 2m | 2m | 2m |
| Maximum Lane width | 2.5m | 2.5m | 2.5m | 2.5m |
| LUX levels community use | 300LUX | 300LUX | 300LUX | 300LUX |
| LUX levels competition | | 500LUX | 500LUX | 500-1000LUX |
| Pool deck minimum width - sides | 1.5m | 2m | 3m | 4m |
| Pool deck minimum width – turn end | 2m | 2m | 3m | 4m |
| Pool deck minimum width – start end | 2m | 3m | 4m | 6m |
| Water circulation | Deck Level | Deck Level with 1 raised end at start end | Deck Level with 2 raised ends | Deck Level with 2 raised ends |
| Spectator seating | 25 | 150 | 250 | |
| Water temperature | 28/29°C | 28/29°C | 28/29°C | 27/28°C |
| Turnover period | 2½ hours | 3 hours | 3 hours | 3 hours |
| Swimming Pool Water Purification | Ultra-Violet | Ultra-Violet | Ultra-Violet | Ultra-Violet |
| Swimming Pool Water Disinfection | Chlorine | Chlorine | Chlorine | Chlorine |
| Pool Hall Humidity | 50-70% | 50-70% | 50-70% | 50-70% |

1. Proposal for community/educational 25-metres by 4-lanes community swimming pool

1.0 Design

1.1 General

The design should provide a facility which

- Primarily meets the needs of the School and the local swimming club for training purposes. It may be made available for out of school activities and to other organisations at times when not required by either the school or the swimming club. If general public bathing is to take place it will be necessary to enhance the changing area.
- Is constructed to a high standard of materials, plant and equipment which meets appropriate manufacturing and operating standards.
- Is sustainable, being responsive to environmental issues in terms of the use of energy and non-sustainable resources and the control of pollution.
- Is cost efficient to allow the facility to be managed with sustainable operating costs.

1.2 Energy Efficiency

The 2002 amendments to the Building Regulations refer to “DFEE Guidelines for Environmental Design in Schools’ Building Bulletin 87” as adequate compliance. The design should be aiming to achieve “a good low energy” construction i.e. Band A and should incorporate a total insulation/heating and ventilation strategy for the project to achieve this energy target.

2.0 The Pool and Pool Hall

2.1 Pool Dimensions

The pool is to provide four swimming lanes and should be:

- Length – Nominal 25m plus 0.03m, minus 0.00m.
- Width – 4 by 2m lanes with 0.25m outside lanes 1 and 4 (8.5m).
- Depth – 0.9m for 5.0m, sloping to 1.8m over 15m.

2.2 Pool Construction

Proposals might consider:

- a fully welded stainless steel tank
- a steel tank utilising a liner
- a tiled (epoxy grout) concrete pool and the benefits and disadvantages of these three types of construction should be considered particularly in respect of long term maintenance.

2.3 Pool Requirements

The pool tank should incorporate the following:

- Deck level construction on the longitudinal sides with the water overflowing the pool edge into a channel from which the water is returned to a balance tank and then to the filtration plant. The pool edge should provide a finger grip profile and be of a distinct colour contrast with the pool tank and the pool surround.
- Raised ends walls 0.3m above the water level which are provided with a finger grip detail and lane line sockets at water level. The top surface of the raised ends should be slip resistant and at the deep end should be provided with starting platform fixing sockets. Drainage channels, returning to the overflow channels should be provided at the rear of the raised ends to accommodate water from the pool surrounds.
- Slip resistant surfacing on pool end walls extending 0.8m below the water level.
- Slip resistant surfacing on the pool floor in the area where the pool is shallower than 1.35m deep.
- Recessed steps in the longitudinal side walls at each end of the pool.
- Lane markings of a dark contrasting colour (black is most commonly used) on the floor of the pool in the centre of each lane. The width of each lane line should be 0.2m plus or minus 0.05m and should end 2m from the end wall of the pool with a distinctive crossed line 0.80m long and of the same width as the lane line. Target lines should be placed on the end walls, in the centre of each lane of the same width as the lane lines. They should extend from the pool deck edge to the floor of the pool and should have a cross line 0.5m long placed 0.3m below the water surface, measured to the centre point of the crossed line.

2.4 Pool Surrounds

These should be of a minimum width of 1.5m on the longitudinal sides and 2m at the ends. If there is to be a requirement for some spectators then these may be accommodated on the longitudinal sides by increasing the width to 2.25m and providing a form of bench seating. Alternatively a small seating area for no more than 25 people might be provided off the pool surround and separated from the pool area by a glazed screen.

Also if general public bathing is to take place the width of the surrounds should be increased by 0.5m on longitudinal sides and ends.

There may be a need to consider increasing the width of the pool surround at the deep end for lane line storage.

The pool surrounds should fall to the overflow channel connected to the filtration plant. (If spectators are allowed on the poolside they should be required to remove outdoor footwear or wear plastic overshoes to prevent soiling entering the filtration system.)

The surface of the poolside should have slip resistant tiling and ponding should be avoided by providing suitable falls in order that water freely runs to the overflow channel and to the drainage channels at the rear of the raised ends.

2.5 Pool Hall

The pool hall finishes have to withstand a warm, relatively humid and potentially corrosive atmosphere.

Up to 2.0m above the pool surround the finish should be smooth, easily cleaned, have minimal water absorption and be unaffected by splashes of pool water.

If water polo is to be played, the design should prevent damage to the building fabric including glazing, plant, controls and equipment from the ball

Above 2.0m the need for sound absorption may affect the choice of material.

If natural lighting is to be provided this should not produce glare, increase specular reflection or cause solar gain unless this latter is to be included in the heating and ventilation balance for the building as an energy conservation measure. Experience has shown that to minimise problems of glare glazing should be restricted to roof lights or areas on North facing walls.

Lighting – 300 lux for general activities. Up-lighting preferred to reduce reflection and glare on the water surface.

3.0 Changing/Toilets/Showers

3.1 Design

The design should allow for the following sequence - changing area - toilet - pre-cleanse - pool hall. Access from the pre-cleansing area to the pool hall should, for safety reasons, lead to the shallow area of the pool.

Floors should be slip resistant and be suitable for hosing down with adequate drains and appropriate falls to drain.

Walls should be smooth with a finish which may be easily cleaned and in shower areas tiling would be a preferred option.

3.2 Changing

Three open plan changing rooms with benching should be provided on the basis of 25 spaces at a minimum of 400mm per person in each.

The changing rooms will be provided with hooks over each changing space and consideration needs to be given as to the provision of clothes storage lockers and if these are to be provided where they will be sited.

A hairdryer point and mirrors should be provided in the area of the changing rooms.

If the pool is to have general public bathing consideration should be given to a village changing room and two club rooms.

3.3 Toilets

Provision should be made for:

- Males – minimum one WC, one urinal, and one lavatory basin
- Female – minimum two WC's and one lavatory basin.

3.4 Showers

These should be located just prior to the pool hall entry point(s) from the changing areas and bathers should be required to then pass through a pre-cleanse area with a minimum of six warm water showers.

3.5 Disabled Changing

A disabled changing room, with shower, WC and hand basin, having direct access to the pool surround should be provided.

Additionally consideration should be given to designing the general toilet and showering facilities with disabled users and also the needs of ethnic minorities in mind.

2. Swim England Swimming Pool Design Requirements for a 25 metres by 6-lane community pool suitable for competition

This information sheet briefly outlines the design requirements for a 25 metres by 6-lane swimming pool to be used for general community swimming and which is also capable of providing for swimming competitions and swimming club training, synchronised swimming and water polo.

Ideally an additional learner pool, which can be used for warm up and swim down and by persons and groups as well as for the teaching of swimming, should also be provided.

Main Pool

Length - 25m plus 0.03m minus 0.00m.

Width – 6 by 2m lanes with a preferred space of 0.5m (minimum 0.2m) outside the first and last lanes.

Depth – 1.0m to 2.0m. A moveable floor is an option which may be provided to give a deep water pool of 1.8m to 2m all over depth. (Should the pool be considered for Synchronised Swimming competitions a 12m section of the pool will require a minimum depth of 3m).

Deck level construction with water overflowing the two sides and with raised ends 0.3m above the water level. Finger-grip detail to be provided at water level in the raised ends. The edging tile between the side walls of the tank and the pool surround, over which the water flows, should be of a contrasting colour to the pool tank walls and the pool surround and provide a finger grip for swimmers.

Slip resistant surfacing on pool end walls extending 0.8m below the water level.

Recessed steps in the side walls at each end of the pool.

Lane markings of a dark contrasting colour (black is most commonly used) on the floor of the pool in the centre of each lane. The width of each lane line should be 0.2m plus or minus 0.05m and should end 2m from the end wall of the pool with a distinctive crossed line 0.80m long and of the same width as the lane line. Target lines should be placed on the end walls, in the centre of each lane of the same width as the lane lines. They should extend from the pool deck edge to the floor of the pool and should have a cross line 0.5m long placed 0.3m below the water surface, measured to the centre point of the crossed line.

Pool surrounds to be a minimum of 3m at the start end and 2m at the turning end and on both sides. If League events are to be held the main pool surrounds plus the surrounds of the learner pool should be able to accommodate up to 180 competitors and officials and consideration needs to be given to increasing the width of the pool surrounds and the provision of fixed (bench) or alternatively bleacher seating.

Gallery providing seating for a minimum of 150 spectators and 6 spaces for wheel chairs. The seating and wheel chair spaces should give a view of the whole area of the pool.

Water temperature – 27/28 degrees C

Lighting – 500 lux (in accordance with CIBSE Guidance) for competition and 300 lux for other activities. Up-lighting preferred to reduce reflection and glare on the water surface.

Equipment

6 lane swim timing system comprising timing computer, printer, start system with 6 speakers (provides a fairer start than a single speaker), 6 touch pads, wiring harness and 6 line alpha-numeric scoreboard. The timing computer and printer to be capable of linking to a results system and ideally to be housed in a separate suitably ventilated control room at the start/finish end of the pool at first floor level with direct access from the pool side. A storage trolley should be considered for the touch pads and it would be prudent to have an extra touchpad in case of damage.

6 by starting platforms (0.75m) for use where the water is more than 1.5m deep. If high level competitions are to be held consideration may be given to providing platforms fitted with an electro mechanical contact device which will provide a split second recording of the take-off time.

In pools where such platforms are not necessary one such block may be provided for training purposes.

Turning boards at both ends if raised ends are not provided.

7 by anti-wave lane lines with the floats extending 5.0m from each end of the pool being red. Additionally there is a need at 15 metres from each end of the pool for the floats to be of a distinctive colour from the surrounding floats.

The colour of the lane ropes should be as follows:

- 4 blue ropes for lanes 1, 2, 5 and 6
- yellow ropes for lanes 3 and 4

False start rope to be suspended across the pool not less than 1.2m above the water level from fixed standards placed 15m in front of the starting end. The rope should be

secured to the standards by a quick release mechanism and should effectively cover all lanes when activated.

2 by backstroke turn indicators which should take the form of flagged ropes suspended across the pool at a minimum height of 1.8m above the water surface from fixed standards placed 5m from each end wall of the pool.

2 by Water Polo goals – depth of goals to be 0.75m providing 23.5m between goal lines.

Water Polo timing equipment, including possession clocks, linked into the 6 line scoreboard (appropriate software package added to timing computer).

Large sweep hand timing clock

White boards at each end of the pool

If Synchronised Swimming is to take place judging equipment and an underwater sound system.

Real time clock

Public address system.

Portable hoist, for use by swimmers with disabilities, with fixings in both the main pool and the learner pool.

Drinking water fountain.

Learner Pool

4 lane (8m) x 17m.

Deck level construction.

Recessed steps at each corner in the side walls.

Pool surrounds 2m in width in order to allow adequate circulation space at points of access from the changing areas and for wheelchairs users. On sides where there is less movement of bathers a narrower width of 1.5m may be considered.

Moveable floor to provide a variable depth of water down to 1.8m.

Ideally it should be possible for the learner pool to be separated both visually and acoustically from the main pool to allow for use by people or organisations or activities which require quiet or privacy e.g. teaching of swimming, persons with disabilities and ethnic groups. The separation should be such that the pool hall area can be opened out to become contiguous with the main pool area at other times.

Water temperature 29/30 degrees C.

Lighting – 300 lux

Spectator accommodation for up to 30 persons and including a space for a wheelchair adjacent to the pool hall area.

Group, individual cubicles and disability changing areas with direct access to the learner pool which can be separated off from the main changing area if required.

Equipment

- Swimming and teaching aids
- Play equipment
- Portable stairs or ramp to assist access to and egress from the pool for people with walking difficulties.
- Drinking water fountain.
- Real time clock.

General

The above are the main requirements to meet the detailed needs of the Swim England but in addition the design should ensure

- a high standard of water treatment with medium rate (24m/h) sand, pressure, air scoured filters, with the continuous dosing of a coagulant, good water circulation within the pools, appropriate turnover periods and chlorine supplemented by ozone or Ultra Violet for disinfection, is recommended. Good practice would dictate that each pool should have its own separate water treatment plant. However, there may be operational advantages if the main and teaching pools are linked
- a good standard of ventilation with heat recovery, but no re-circulation of exhaust air, providing an air temperature of plus or minus 1 degree C of the water temperature and a relative humidity of 50 to 70% in the pool hall areas and a temperature of around 24 degrees C in the changing and shower and toilet areas
- there is no glare or specular reflection in the pools from either natural or artificial light sources and no solar gain unless this is compensated for in the design and used as an energy conservation measure
- if water polo is to be played, that the design is such as to prevent damage to the building fabric including glazing, plant, controls and equipment from the ball
- village and group changing with circulation routes which encourage the use of toilets and showers prior to entry into the pool areas adjacent to shallow water
- the use of appropriate finishes; including slip resistant surfaces in wet areas which comply with the requirements as appropriate of groups A, B and C EN 13451-1 in all directions
- provision of a First Aid room
- pool safety equipment in accordance with a risk assessment including reaching poles and throwing ropes, spine board, push button alarms and consideration should be given to computer aided pool surveillance equipment to supplement but not replace pool lifeguards
- adequate storage areas – this may mean also providing areas for clubs which use the pool to store equipment e.g. swimming training aids, polo balls, sub aqua equipment etc.

- provision of a meeting room
- provision of notice boards for clubs
- adequate safe parking for cars and coaches together with drop off and loading points close to the front of the building
- the building incorporates the requirements of the Disability Discrimination Act 1996 and it is in accordance with the Code of Practice BS8300: Design of Buildings and their Approaches to Meet the Needs of Disabled People and the Sports Council publication “Access For Disabled People” which can be downloaded from the Sport England website.

Indeed these should be part of a design providing a facility which is

- intended to meet the swimming needs of the whole community
- constructed to a high standard of materials, plant and equipment which meet appropriate manufacturing and operating standards
- sustainable, being responsive to environmental issues in terms of the use of energy and non- sustainable resources and the control of pollution
- cost efficient to allow the facility to be managed with sustainable operating costs.

3. Pool design requirements for a 25-metre by 8-lane pool

This information sheet briefly outlines the design requirements for a 25-metres x 8-lane swimming pool to be used for general community swimming and which is also capable of providing for swimming competitions (up to and including National Short Course standard where a 10-lane pool is not available) and training, synchronised swimming and water polo.

Ideally a learner pool, which can be used for warm up and swim down (essential for National Short Course) and by persons and groups as well as for the teaching of swimming, should also be provided.

For 8 lane pools not providing for major competitions; water depths, seating etc. will vary according to needs.

All swimming pools should be designed with the Sport England/Swim England Design Guidance note and The BS EN 15288-1:2008, Safety requirements for design, taken into full consideration.

Main Pool

Length - 25m plus 0.03m minus 0.00m.

Width – Minimum 8 by 2m lanes with minimum 0.2m outside the first and last lanes (16.4m); preferred 8 by 2.5m lanes with 0.5m outside the first and last lanes (21m National Short Course).

Deck level construction with water overflowing the two sides and with raised ends 0.3m above the water level. Finger-grip detail to be provided at water level in the raised ends. The edging tile between the side walls of the tank and the pool surround, over which the

water flows, should be of a contrasting colour to the pool tank walls and the pool surround and provide a finger grip for swimmers.

Slip resistant surfacing on pool end walls extending 0.8m below the water level.

Recessed steps in the side walls at each end of the pool.

Moveable floor to provide a deep water pool of 2m all over depth. (Should the pool be considered for Artistic Swimming a 12m section of the pool will require a minimum depth of 3m). Where a moveable floor is not provided the minimum depth of water at the shallow end should be 1.2m if a learner pool is provided, with a depth of 2.0m at the opposite end. If a learner pool is not provided the minimum depth may be 0.9m but should not be less.

Lane markings of a dark contrasting colour (black is most commonly used) on the floor of the pool in the centre of each lane. The width of each lane line should be 0.2m plus or minus 0.05m and should end 2m from the end wall of the pool with a distinctive crossed line 0.80m long and of the same width as the lane line. Target lines should be placed on the end walls, in the centre of each lane of the same width as the lane lines. They should extend from the pool deck edge to the floor of the pool and should have a cross line 0.5m long placed 0.3m below the water surface, measured to the centre point of the crossed line.

Pool surrounds to be a minimum of 4m at the start end and 3m at the turning end and on both sides. The main pool surrounds plus the surrounds of the learner pool should be able to accommodate 250 competitors and officials and fixed (bench) or alternatively bleacher seating should be provided.

Gallery providing seating for a minimum of 250 spectators (National Short Course 500 plus) and 6 spaces for wheelchairs. The seating and wheel chair spaces should give a view of the whole area of the pool.

Water temperature – 27/28 degrees C

Lighting – 500 lux (in accordance with CIBSE Guidance) for competition and 300 lux for other activities. Up-lighting preferred to reduce reflection and glare on the water surface.

The provision of a pool side land conditioning room should be considered.

Equipment

8 lane swim timing system comprising timing computer, printer, start system with 8 speakers, 8 touch pads, wiring harness and 8 line alpha-numeric scoreboard. The timing computer and printer to be capable of linking to a results system and ideally to be housed in a separate suitably ventilated control room at the start/finish end of the pool at first floor level with direct access from the pool side. A storage trolley should be considered for the touch pads and it would be prudent to have an extra touchpad in case of damage.

8 no. starting platforms. The height of the platform should be between 0.5m and 0.75m above the water surface with a water depth of no less than 1.35m for a distance of 1m to 6m from the end wall. Consideration should be given to providing platforms fitted with an electro mechanical contact device which will provide a split second recording of the take-off time. In pools where such platforms are not necessary one such block may be provided for training purposes.

9 by anti-wave lane lines with the floats extending 5.0m from each end of the pool being red. Additionally there is a need at 15 metres from each end of the pool for the floats to be of a distinctive colour from the surrounding floats.

The colour of the lane ropes should be as follows

- green ropes for lanes 1 and 8
- blue ropes for lanes 2, 3, 6 and 7
- yellow ropes for lanes 4 and 5

False start rope to be suspended across the pool not less than 1.2m above the water level from fixed standards placed 15m in front of the starting end. The rope should be secured to the standards by a quick release mechanism and should effectively cover all lanes when activated.

2 by backstroke turn indicators which should take the form of flagged ropes suspended across the pool at a minimum height of 1.8m above the water surface from fixed standards placed 5m from each end wall of the pool.

Water polo pitch goal and side lines to provide a field of play (between goal lines) no less than 20m long and no more than 30m long for men and no more than 25m long for women with goals installed. Side lines to be suitably coloured to denote the following:

- White marks – goal line and half distance line.
- Red marks – 2 metres from goal lines.
- Yellow marks – 5 metres from goal lines.

Water Polo timing equipment, including possession clocks, linked into the 8 line scoreboard. (appropriate software package added to timing computer)

If Artistic Swimming is to take place judging equipment and an underwater sound system.

2 by large sweep hand timing clocks.

White boards at both ends of the pool.

Real time clock.

Public address system.

Portable hoist, for use by swimmers with disabilities, with fixings in both the main pool and the learner pool.

Drinking Water fountain.

Learner Pool

4 lane (8m) x 17m (20m preferred for a National Short Course swim down pool).

Deck level construction.

Recessed steps at each corner in the side walls.

Moveable floor to provide a variable depth of water down to 1.8m.

Pool surrounds ideally a minimum of 2m in width in order to allow adequate circulation space at points of access from changing areas and for wheelchair users. On sides of the pool where there is less movement of bathers a narrower width of 1.5m may be considered.

Ideally it should be possible for the learner pool to be separated both visually and acoustically from the main pool to allow for use by people or organisations or activities which require quiet or privacy e.g. teaching of swimming, persons with disabilities and ethnic groups. The separation should be such that the pool hall area can be opened out to become contiguous with the main pool area at other times.

Water temperature 29/30 degrees C.

Lighting – 300 lux

Spectator accommodation for up to 30 persons and including a space for a wheelchair adjacent to the pool hall area.

Group, individual cubicles and disability changing areas with direct access to the learner pool which can be separated off from the main changing area if required.

Equipment

- Swimming and teaching aids.
- Play equipment.
- Portable stairs or ramp to assist access to and egress from the pool for people with walking difficulties.
- Drinking water fountain.
- Real time clock.

General

The above are the main requirements to meet the detailed needs of the Swim England but in addition the design should ensure

- a high standard of water treatment with medium rate (24m/h) sand, pressure, air scoured filters, with the continuous dosing of a coagulant, good water circulation within the pools, appropriate turnover periods and chlorine supplemented by ozone or ultra violet for disinfection is recommended. Good practice would dictate that each pool should have its own separate water treatment plant. However, there may be operational advantages if the main and teaching pools are linked
- a good standard of ventilation with heat recovery, but no re-circulation of exhaust air, providing an air temperature of plus or minus 1 degree C of the water temperature and a relative humidity of 50 to 70% in the pool hall areas and temperature of around 24 degrees C in the changing and shower and toilet areas,
- there is no glare or specular reflection in the pools from either natural or artificial light sources and no solar gain unless this is compensated for in the design and used as an energy conservation measure

- if water polo is to be played, that the design is such as to prevent damage to the building fabric including glazing, plant, controls and equipment from the ball
- village and group changing areas have circulation routes which encourage the use of toilets and showers prior to entry into the pool areas adjacent to shallow water
- the use of appropriate finishes; including slip resistant surfaces in wet areas which comply with the requirements as appropriate of groups A, B and C EN 13451-1 in all directions
- adequate storage areas - this may mean also providing areas for Clubs which use the pool to store equipment e.g. swimming training aids, polo balls, sub aqua equipment etc.
- provision of a First Aid room which will also be suitable for Dope Testing,
- pool safety equipment in accordance with a risk assessment, including reaching poles and throwing ropes, spine board, push button alarms and consideration should be given to computer aided pool surveillance equipment to supplement but not replace pool lifeguards
- provision of a meeting room
- provision of notice boards for clubs
- adequate safe parking for cars and coaches together with drop-off and loading points close to the front of the building
- the building incorporates the requirements of the Disability Discrimination Act 1995 and is in accordance with the Code of Practice BS8300: Design of Buildings and their Approaches to Meet the Needs of Disabled People and the Sports Council publication "Access For Disabled People" which can be downloaded from the Sport England website.

Indeed these should be part of a design providing a facility which is

- intended to meet the swimming needs of the whole community
- constructed to a high standard of materials, plant and equipment which meet appropriate manufacturing and operating standards
- sustainable, being responsive to environmental issues in terms of the use of energy and non- sustainable resources and the control of pollution
- cost efficient to allow the facility to be managed with sustainable operating costs.

4. Swimming Pool Design Requirements for a 25 metres by 10-lane (International Short Course Championship Pool)

This information sheet briefly outlines the design requirements for a 25 metres by 10-lane swimming pool to be used for general community swimming and which is also capable of providing for swimming competitions up to International Short Course Championships, synchronised swimming competition (where the depth is suitable), low level water polo, competition and all training.

Ideally a learner pool, which can be used for warm up and swim down (essential for International Short Course) and by persons and groups as well as for the teaching of swimming, should also be provided.

All swimming pools should be designed with the Sport England/Swim England Design Guidance notes and the BS EN 15288-1:2008, Safety requirements for design, taken into full consideration.

Main Pool

Length - 25m plus 0.03m minus 0.00m.

Width – Minimum 10 by 2.5m lanes.

Deck level construction with water overflowing the two sides and with raised ends 0.3m above the water level. Finger-grip detail to be provided at water level in the raised ends. The edging tile between the side walls of the tank and the pool surround, over which the water flows, should be of a contrasting colour to the pool tank walls and the pool surround and provide a finger grip for swimmers.

Slip resistant surfacing on pool end walls extending 0.8m below the water level.

Recessed steps in the side walls at each end of the pool.

Moveable floor to provide a deep water pool of 2m all over depth (Minimum requirement for International Competition). (Should the pool be considered for Synchronised Swimming a 12m section of the pool will require a minimum depth of 3m). Where a moveable floor is not provided the minimum depth of water at the shallow end should be 1.2m if a learner pool is provided, with a depth of 2.0m at the opposite end. If a learner pool is not provided the minimum depth may be 0.9m but should not be less.

Lane markings of a dark contrasting colour (black is most commonly used) on the floor of the pool in the centre of each lane. The width of each lane line should be 0.2m plus or minus 0.05m and should end 2m from the end wall of the pool with a distinctive crossed line 0.80m long and of the same width as the lane line. Target lines should be placed on the end walls, in the centre of each lane of the same width as the lane lines. They should extend from the pool deck edge to the floor of the pool and should have a cross line 0.5m long placed 0.3m below the water surface, measured to the centre point of the crossed line.

Pool surrounds to be a minimum of 6m wide at the start end and 4m wide at the turning end and on both sides. The main pool surrounds plus the surrounds of the learner pool should be able to accommodate 200 (though provision up to 500 would be preferable) competitors and officials and fixed (bench) or alternatively bleacher seating should be provided.

Gallery providing seating for a minimum of 500 spectators (International Short Course 1000 plus, though these may be temporary) and 12 spaces for wheelchairs. The seating and wheel chair spaces should give a view of the whole area of the pool.

Water temperature – 27/28 degrees C

Lighting – 500 lux (in accordance with CIBSE Guidance) for competition and 300 lux for other activities. Up-lighting preferred to reduce reflection and glare on the water surface. Lighting for major championships where television is to factor requires 1000 lux

The provision of a pool side land conditioning room should be considered.

Equipment

10 lane swim timing system comprising timing computer, printer, start system with 10 speakers, 10 touch pads, wiring harness and 10 line alpha-numeric scoreboard. The timing computer and printer to be capable of linking to a results system and ideally to be housed in a separate, suitably ventilated control room at the start/finish end of the pool at first floor level with direct access from the pool side. A storage trolley should be considered for the touch pads and it would be prudent to have an extra touchpad in case of damage.

10 no. starting platforms. The height of the platform should be between 0.5m and 0.75m above the water surface with a water depth of no less than 1.35m for a distance of 1m to 6m from the end wall. Consideration should be given to providing platforms fitted with an electro mechanical contact device which will provide a split second recording of the "take off" time.

In pools where such platforms are not necessary one such block may be provided for training purposes.

11 no. anti-wave lane ropes with the floats extending 5.0m from each end of the pool being red. Additionally there is a need at 15 metres from each end of the pool for the floats to be of a distinctive colour from the surrounding floats.

The colour of the lane ropes should be as follows

- green ropes for lanes 0 and 9
- 6 blue ropes for lanes 1, 2, 3, 6, 7 and, 8
- yellow ropes for lanes 4 and 5

False start rope to be suspended across the pool not less than 1.2m above the water level from fixed standards placed 15m in front of the starting end. The rope should be secured to the standards by a quick release mechanism and should effectively cover all lanes when activated.

2 no. backstroke turn indicators which should take the form of flagged ropes suspended across the pool at a minimum height of 1.8m above the water surface from fixed standards placed 5m from each end wall of the pool.

Water polo pitch goal and side lines to provide a field of play (between goal lines) no less than 20m long and no more than 30m long for men and no more than 25m long for women with goals installed. Side lines to be suitably coloured to denote the following:

- White marks – goal line and half distance line
- Red marks – 2 metres from goal lines
- Yellow marks – 5 metres from goal lines

Water Polo timing equipment, including possession clocks, linked into the 10 line scoreboard. (appropriate software package added to timing computer)

If Synchronised Swimming is to take place judging equipment and an underwater sound system.

2 no. Large sweep hand timing clocks

White boards at both ends of the pool

Real time clock

Public address system.

Portable hoist, for use by swimmers with disabilities, with fixings in both the main pool and the learner pool.

Drinking Water fountain

Learner Pool

4 lane (8m) x 17m (25m preferred for an International Short Course swim down pool).

Deck level construction.

Recessed steps at each corner in the side walls.

Moveable floor to provide a variable depth of water down to 1.8m.

Pool surrounds ideally a minimum of 2m in width in order to allow adequate circulation space at points of access from changing areas and for wheelchair users.

Ideally it should be possible for the learner pool to be separated both visually and acoustically from the main pool to allow for use by people or organisations or activities which require quiet or privacy e.g. teaching of swimming, persons with disabilities and ethnic groups. The separation should be such that the pool hall area can be opened out to become contiguous with the main pool area at other times.

Water temperature 29/30 degrees C.

Lighting – 300 lux

Spectator accommodation for up to 30 persons and including a space for a wheelchair adjacent to the pool hall area.

Group, individual cubicles and disability changing areas with direct access to the learner pool which can be separated off from the main changing area if required.

Equipment

- Swimming and teaching aids
- Play equipment
- Portable stairs or ramp to assist access to and egress from the pool for people with walking difficulties
- Drinking water fountain
- Real time clock

General

The above are the main requirements to meet the detailed needs of Swim England but in addition the design should ensure

- a high standard of water treatment with medium rate (24m/h) sand, pressure, air scoured filters, with the continuous dosing of a coagulant, good water circulation within the pools, appropriate turnover periods and chlorine supplemented by ultra violet for disinfection is recommended. Good practice would dictate that each pool should have its own separate water treatment plant. However, there may be operational advantages if the main and teaching pools are linked
- a good standard of ventilation with heat recovery, but no re-circulation of exhaust air, providing an air temperature of plus or minus 1 degree C of the water temperature and a relative humidity of 50 to 70% in the pool hall areas and temperature of around 24 degrees C in the changing and shower and toilet areas
- there is no glare or specular reflection in the pools from either natural or artificial light sources and no solar gain unless this is compensated for in the design and used as an energy conservation measure
- if water polo is to be played, that the design is such as to prevent damage to the building fabric including glazing, plant, controls and equipment from the ball
- village and group changing areas have circulation routes which encourage the use of toilets and showers prior to entry into the pool areas adjacent to shallow water
- the use of appropriate finishes; including slip resistant surfaces in wet areas which comply with the requirements as appropriate of groups A, B and C EN 13451-1 in all directions
- adequate storage areas - this may mean also providing areas for Clubs which use the pool to store equipment e.g. swimming training aids, polo balls, sub aqua equipment etc.
- provision of a First Aid room which will also be suitable for Dope Testing
- pool safety equipment in accordance with a risk assessment, including reaching poles and throwing ropes, spine board, push button alarms and consideration should be given to computer aided pool surveillance equipment to supplement but not replace pool lifeguards
- provision of a meeting room
- provision of notice boards for clubs
- adequate safe parking for cars and coaches together with drop-off and loading points close to the front of the building
- the building incorporates the requirements of the Disability Discrimination Act 1995 and is in accordance with the Code of Practice BS8300: Design of Buildings and their Approaches to Meet the Needs of Disabled People and the Sports Council publication "Access For Disabled People" which can be downloaded from the Sport England website.

Indeed these should be part of a design providing a facility which is

- intended to meet the swimming needs of the whole community,
- constructed to a high standard of materials, plant and equipment which meet appropriate manufacturing and operating standards,
- sustainable, being responsive to environmental issues in terms of the use of energy and non- sustainable resources and the control of pollution,
- cost efficient to allow the facility to be managed with sustainable operating costs.

Information

The following are useful sources of information

- “Managing Health and Safety in Swimming Pools” – ISBN 0 7176 2686 5 or HSG 179
- “Swimming Pool Water – Treatment and Quality Standards” – ISBN 0 9517007 6 6
- “Swimming Pools” – ISBN 0 419 23590 6

The following may be out of publication but may be obtainable through reference libraries

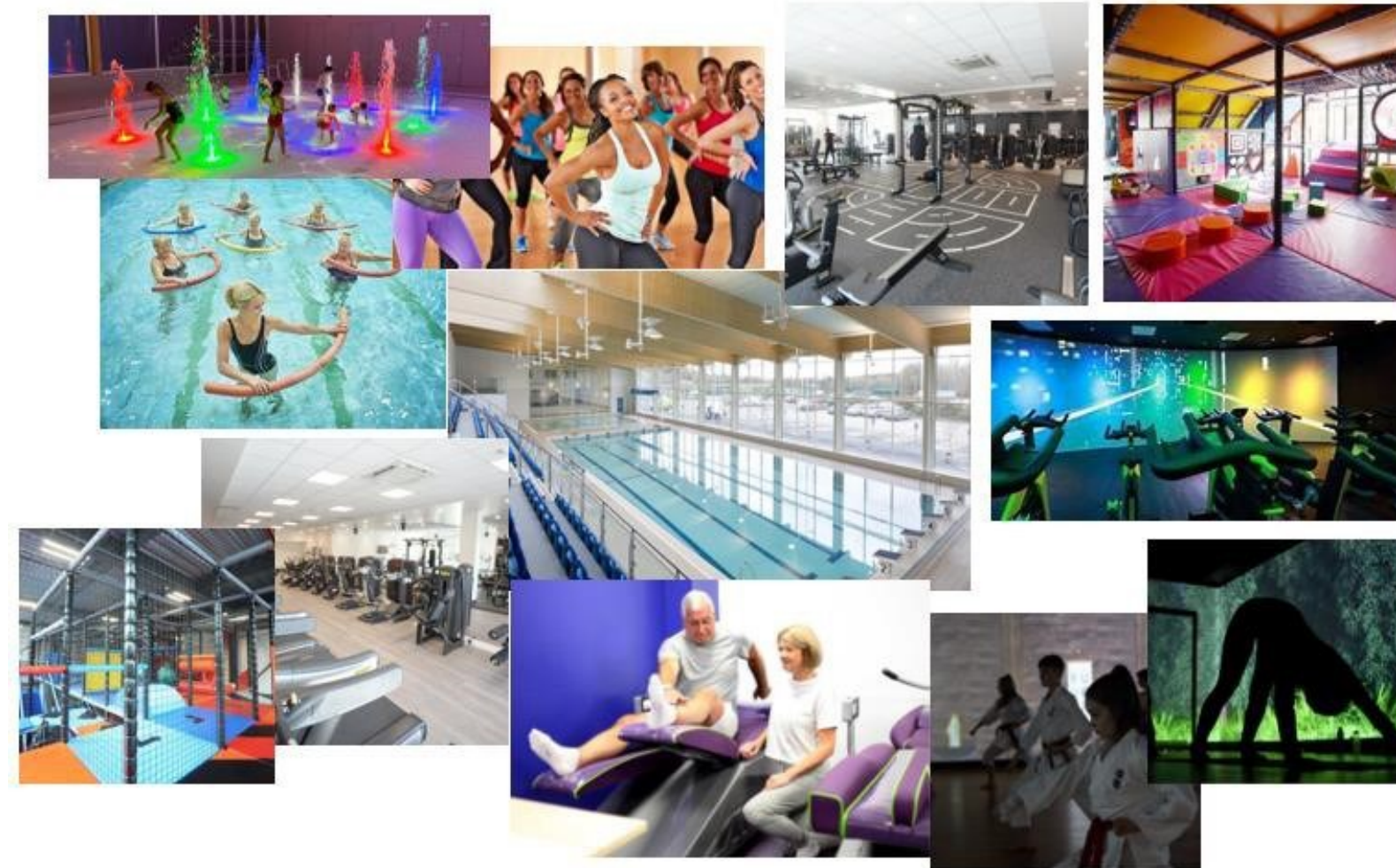
- “Handbook of Sports and Recreational Building Design – Volume 3 Swimming Pools and Ice Rinks” – ISBN 0 7506 2256 3
- “Design and Planning of Swimming Pools” – ISBN 0 947685 04 9
- “Swimming Pools Design Guidance Note” – Sport England website.

Readers are advised that the guidance or advice given in this information sheet is not inclusive and any decisions on swimming pool design should first be discussed with a member of the Swim England’s Facilities Team. Contact details: facilities@swimming.org or telephone: **01509 618700**.

Leisure in Shropshire Programme

Shrewsbury Sports Village Transformation Feasibility Study

Submitted to Shropshire Council



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1.0 Summary of Proposal

Introduction

The project brief was to:

- Develop new swimming and fitness facilities as a single storey extension to the existing Shrewsbury Sports Village based in Sundorne Road, Shrewsbury.
- Securing new swimming facilities for Shrewsbury which will be available in the long term.
- Provide high quality facilities for Swimming lessons, general swimming and competitions.
- Creating a more diverse selection of fitness and leisure facilities at the Shrewsbury Sports Village.
- Improving the utilisation and financial viability of the Shrewsbury Sports Village site.
- Creating an efficient facility which is more effective to run.
- Accessible facilities for the fullest range of user groups meeting quality and diversity requirements.
- Principle public facility for residents in Shrewsbury and the surrounding area for swimming, sports, fitness, wellbeing and leisure.
- Reduce the environmental impact of Swimming and Leisure provision in the County, in particular developing a more Carbon efficient solution.
- Transform the Sports Village into a health and wellbeing centre for all.

Page 99 To support ALS in the RIBA 1 commission ALS has appointed Roberts Limbrick (Architects) to complete a RIBA 1 design and Greenwood Projects to provide a principal Designer service. Through consultation ALS has provided a high-level cost of £28 million. This includes an inflationary allowance until Qtr. 1 2025 plus a construction (whilst on site) inflationary allowance of 5%. A 10% contingency is also included.

It is estimated that a project of this size it will take 3 years to complete the detailed design and construction.

2.0 Project overview

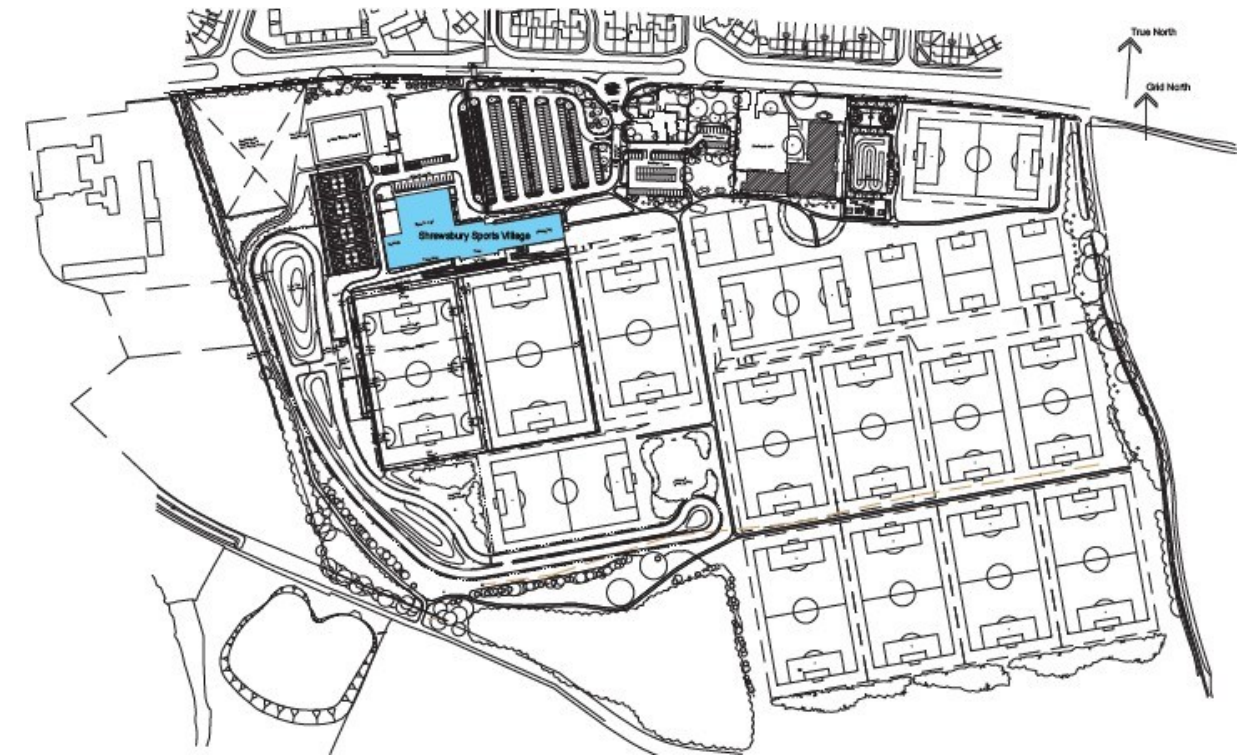
2.1 Assessment of Site Context

Site Location

Shrewsbury Sports Village is located to the Northeast of Shrewsbury town centre in Sundorne. It is accessible via Sundorne Road and is only a few hundred metres from Shrewsbury's ring road, the A49. The Shrewsbury Sports Village shares its site and car park with Shrewsbury Bowls Centre. There is also a small overflow car park to the East of the main car park. Sundorne Youth Centre is located to the East further along Sundorne Road. A health centre has also been constructed to the Northeast of the sports village which is separately accessed via Sundorne Road. The site address is Shrewsbury Sports Village, Sundorne Rd, Shrewsbury, SY1 4RQ.



Existing Site Plan



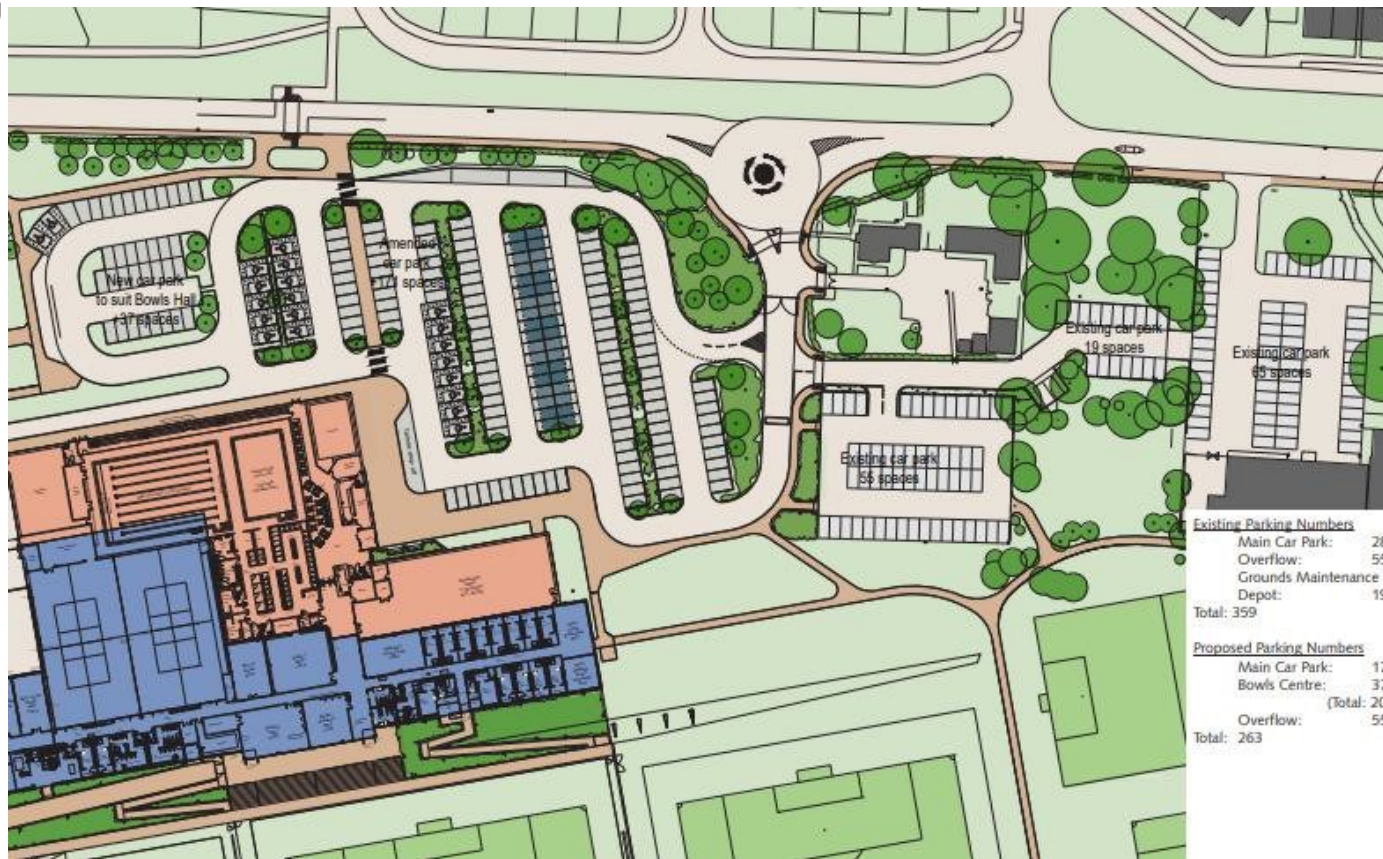
2.4 Proposed Site Layout

The new-build elements of the proposed scheme are located to the North and car park side of the existing sports village building. The new build elements therefore extend out into the existing car park requiring resolution of alternative car park layouts. The existing parking aisles helpfully run North South, and these are hence simply shortened where the building is extended. The circulation through the carpark remains as existing, with a one-way route in from the existing roundabout on Sundorne Road and a one-way route out from the main car park back onto Sundorne Road. The grassed area in front of the Bowls centre is remodeled as car park to make up for some of the loss of car parking.

Proposed Car Park Layout

The existing car park accommodates c.285 parking spaces. The remodeled car park achieves c.208 parking spaces.

The design team have investigated additional parking potential to the East of the sports village buildings. Carpark extension A with 77 additional spaces re-establishes the existing car park capacity of c.285 spaces.



Currently the existing car park has:

Main Car Park: 285 spaces
 Overflow: 55 spaces
 Depot : 19 spaces.
TOTAL: 359 SPACES

Proposed parking Numbers:

Main Car Park: 171 spaces
 Bowls centre: 37 spaces
 Overflow: 55 spaces
TOTAL: 263 SPACES

Existing vs Proposed

The existing building constructed during 2004/05 contains a series of dry-side sports facilities and changing rooms. The building largely comprises a steel structural frame clad in brickwork and composite cladding panels. The changing rooms eastern wing comprises load bearing external walls supporting traditional roof trusses. The roofs are a combination of profiled metal sheeting to pitched roof areas and single ply membranes to flat roof areas. The existing building has a GIA of c.3,870m². The following facilities are accommodated within the existing building:

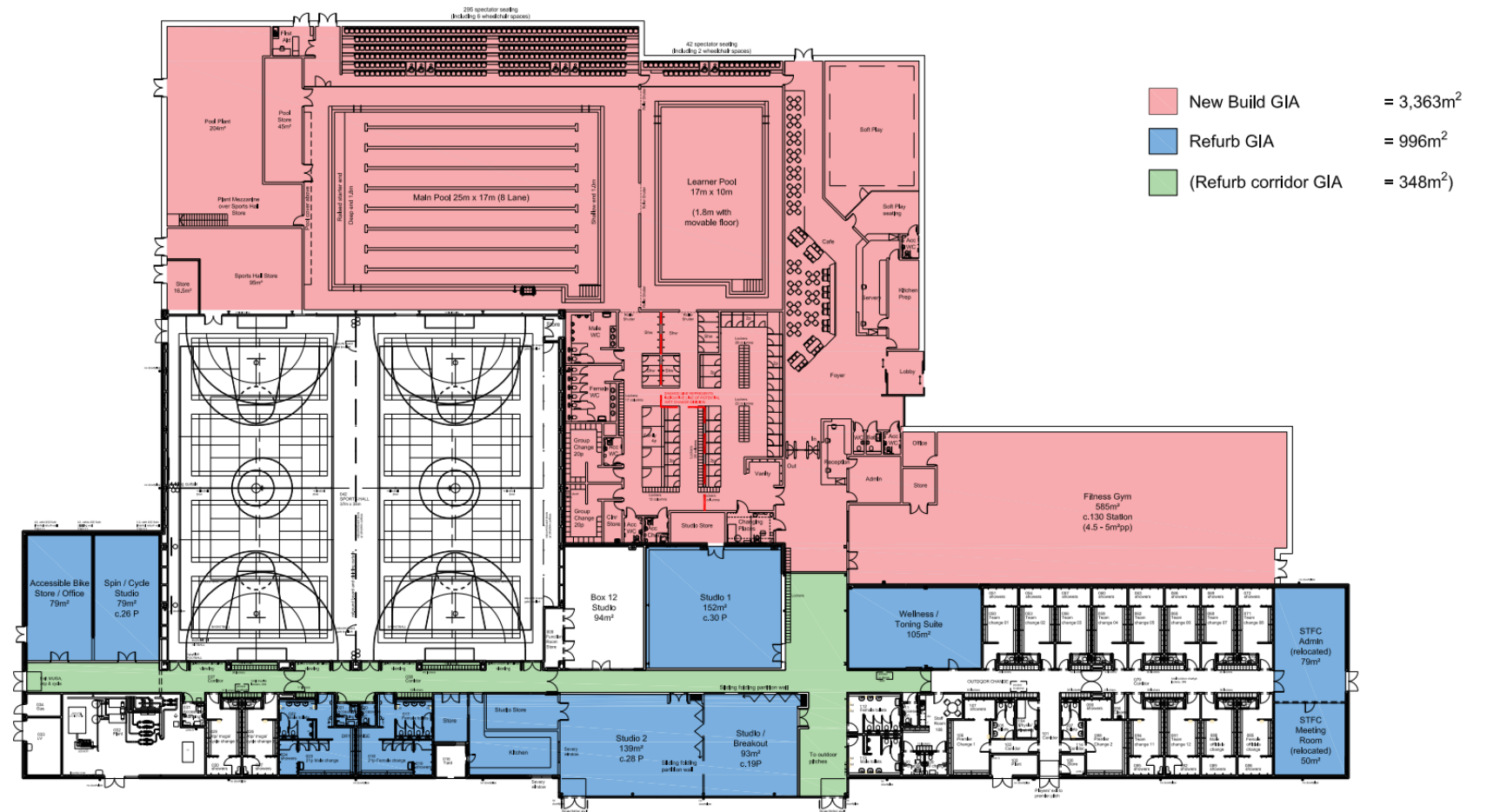
- 8 court hall and stores
- Climbing wall facility
- Fitness suite
- Box 12 studio
- Large café space at
- Dry side changing rooms (male and female) that serve the sports hall.
- Multiple team changing rooms serving the outdoor pitches.
- Shrewsbury Town Football Club (STFC) occupy offices and a meeting room
- Small fitness gym and a small spin/cycle studio

The new build element is to include:

- 25m x 8 lane Swimming Pool
- Spectator Seating 296 seats (with 200 temporary poolside seats for swimmers)
- Learner Pool 17m by 10m (moveable floor)
- Soft Play & Soft Play Café Seating
- Entrance, Lobby & Reception (access control)
- Café Seating Area
- Café Servery & Kitchen
- Changing Village
- Pool Store/ Pool Plant
- Gym

The refurbishment/ reconfiguration is to include:

- 3 studios
- Wellness Suite
- Group Cycling Studio
- Relocation Admin & Education
- Dry changing rooms
- Remodeling kitchen & Servery
- Box 12 (remaining)
- Creating Accessible Bike Store
- Creating additional office space



External Site Areas – Considerations/ Impact

Externally to the rear, a large, raised terrace looks out over 16 grass football pitches, a floodlit premier grass pitch with grandstand seating and a full-size synthetic football pitch. In addition, the site accommodates 4 floodlit multi-use netball and tennis courts and a floodlit cycle track. The site is supported with a generous car park with parking for 285 cars plus minibus and coach parking. Further additional parking is available to the east of the site toward the Youth Centre buildings.

The main car park is also shared with the adjacent Shrewsbury Indoor Bowls Centre which has 6 lanes.

Arboriculture

There are no mature trees in the immediate site vicinity that are likely to be affected by the proposed new development. The car park incorporates small trees and shrubs planted between parking bays and at the end of parking aisles. There are some larger trees around the perimeter of the site along Sundorne Road and around the access into the site. More mature trees exist beyond the proposed development site to the east around the Tae Kwon Do school and Youth Centre buildings. It is unlikely that existing trees will restrict or influence new design proposals.

Acoustics

The closest residential buildings are located some distance from the Sports Village buildings to the opposite side of the Sundorne Road and to the West beyond the health centre building. It is hence unlikely that acoustic issues associated with residential properties will influence proposed designs.

Ecology

The proposed development is focused on building over the existing car park entrance and hence it is generally felt unlikely that the proposals will affect site ecology, wildlife habitat or protected species. The design team will need to take direction from pre-app consultation to determine the extent of ecological appraisals required to support the new extended development proposals. It should be noted that SC are aware of great-crested newts to the south-west and adjacent to the sports village.

Flood Risk

The site sits in an area of very low flood risk from either fluvial or surface water flooding. Refer to Environmental Agency maps adjacent.

Topography

The site is essentially flat to the north side of the existing sports village building and across the main car park which forms the entire site for the new development proposals. To the south the building sits on a raised terrace with excellent views across the outdoor sports pitches sitting c.1500mm lower.

Traffic and Highways

The site is well located in Shrewsbury and close to the northeast section of ring road. The site is served by adjacent bus stops and incorporates good pedestrian links. The existing car park is large with c.285 parking spaces inclusive of accessible parking, minibus parking and drop-off facilities close to the main entrance. Coach parking is also provided along the northern boundary of the car park.

The carpark is anecdotally understood to be well underutilised for the majority of the time. Weekend tournament events do however create congestion and occasional overspill parking in local roads. A Transport Assessment is likely to be required to determine the parking requirement for the enlarged centre and to assess any traffic impact, if any.

Impact on Neighbours

The design will need to appropriately consider the impact of noise from new activities (including parking and building plant) on the nearest residential receptors. Additionally, any new external lighting will need to be designed to minimise any impact on residential amenity. That said, this is an existing well-established centre with existing external lighting and flood lighting, and residential properties are located some distance from the proposed building extensions.

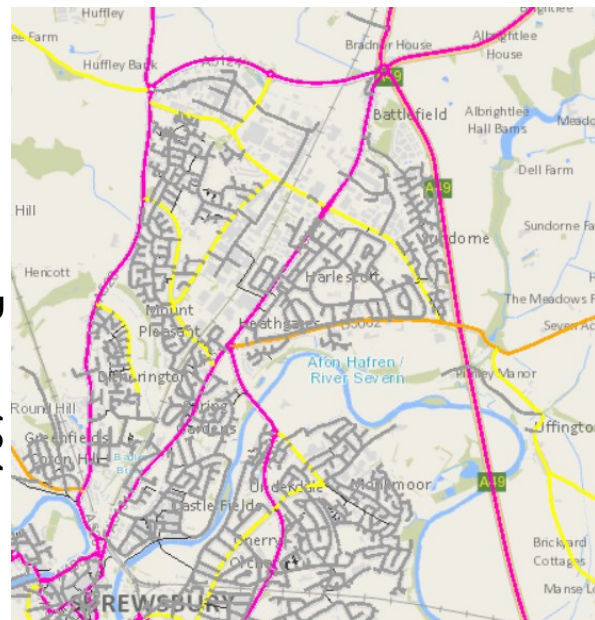
Arboriculture

An arboricultural and tree survey may be requested to support a Planning Application. Modification to existing carpark landscape will be required albeit this does not involve the removal of mature trees.

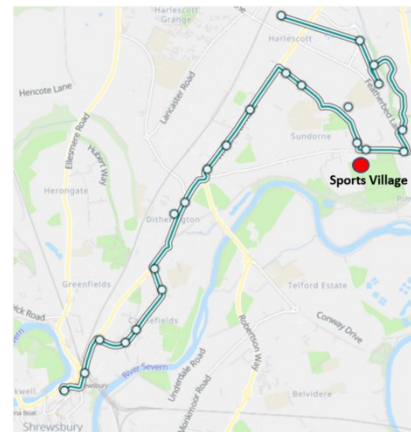
Access and Transport

A key aspect of the proposed development will be to establish the additional parking required to serve the enlarged facilities alongside any increase in traffic generation. It is assumed that a Transport Assessment or Statement will be required which will naturally include a parking survey and Green Travel Plan. We assume that the additional parking demand will typically be to a maximum of 1 space per 22m2 floor area, with c.6% of these provided as accessible spaces all based on the additional floor area created. It is noted however that the existing car park has a significant capacity, and that the car park is currently generally under-utilised except for scheduled weekend events. It is also anticipated that the revised parking arrangements should continue to make provision for coach / minibus parking (for teams, schools etc.) and visitor drop off.

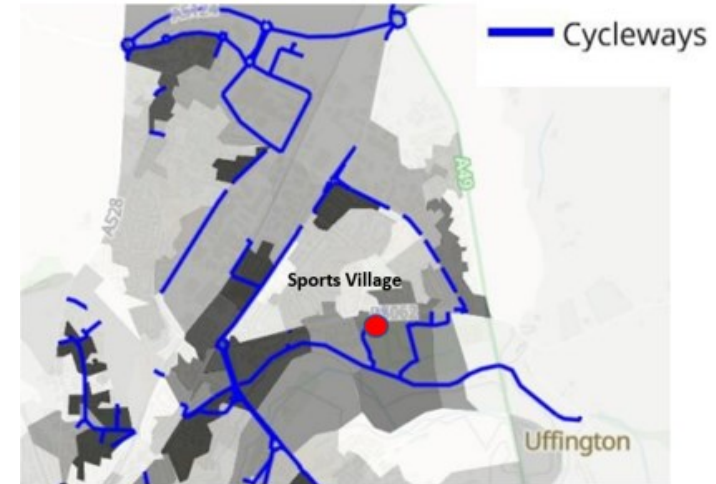
The sports village is well connected by road, located on the B5062, it is 0.5 miles from the A49 eastern by-pass and 0.9 miles from the A5112 and Heathcote's roundabout.



- Key:**
- A roads
 - B roads
 - C roads
 - Unclassified roads



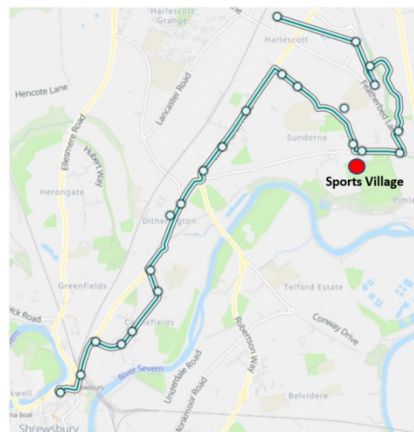
Local cycle network



Draft Shropshire Waking & Cycle strategy



The number 24 bus links the sports village from the Shrewsbury central bus station every 30 minutes. Should the project be approved discussions will be held with Arriva to explore possible enhancements to the bus service.



2.5 Computer generated visuals of how the proposal might look

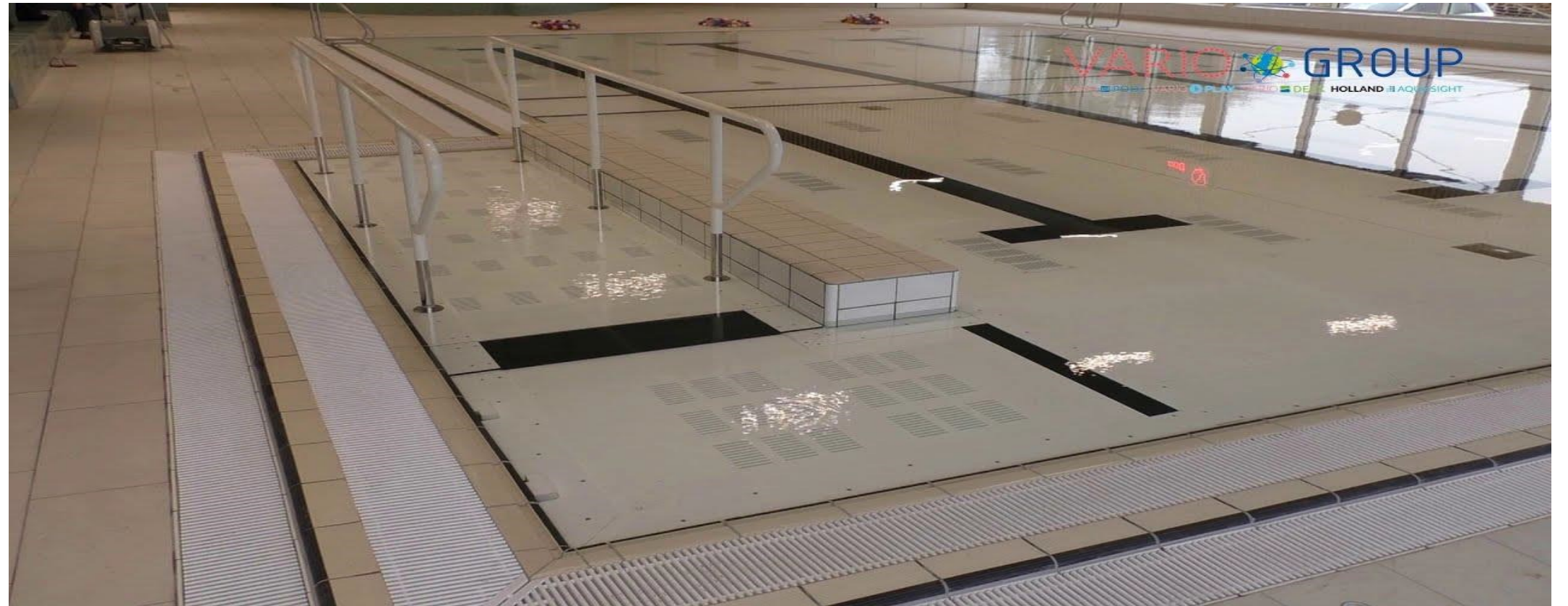


Views to main entrance

This drawing is for illustration purposes only
– the actual layout and look of the building will
change during subsequent design stages

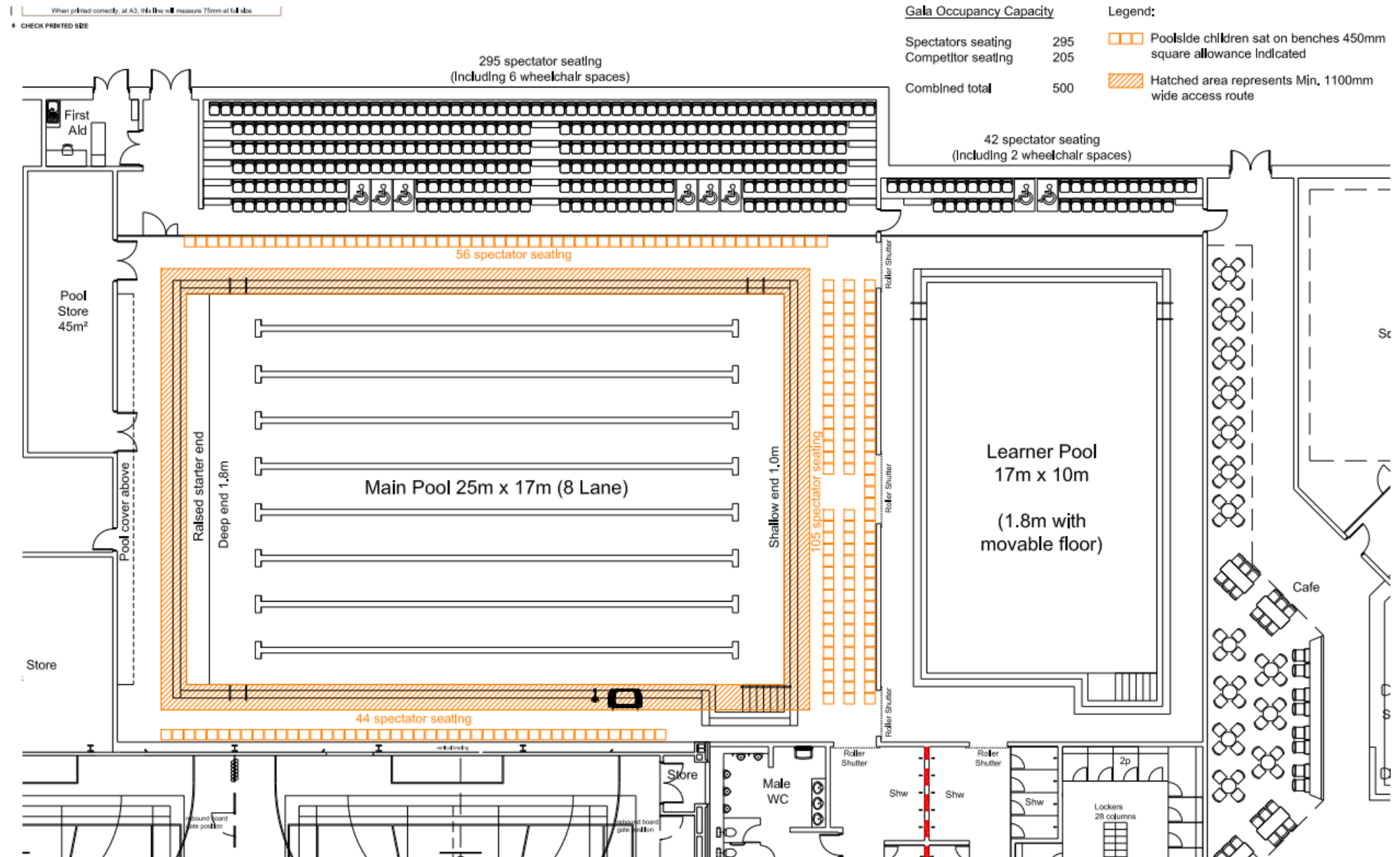
Examples of other local authority pools with similar features to those proposed





2.2 Spectator Seating in the pool hall)

The swimming pool seating offers 295 seats including 6 wheelchair spaces. There is a further option to have 200 temporary seats on poolside when competitions are being held.



Changing Room Examples



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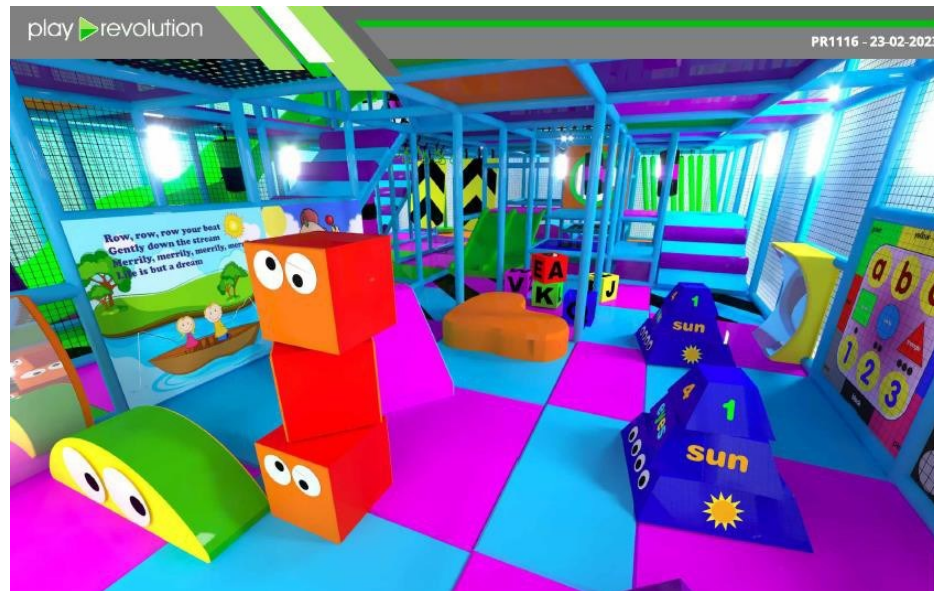
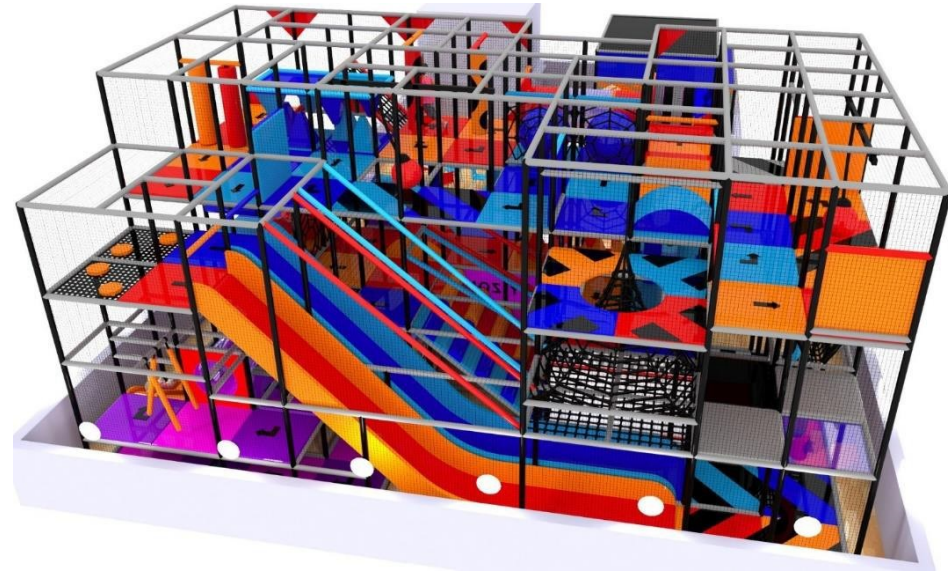
3.0 Fit Out

3.1 Adventure Play

Located adjacent to café to encourage participation.

The indicative play layout would accommodate circa 119 children:

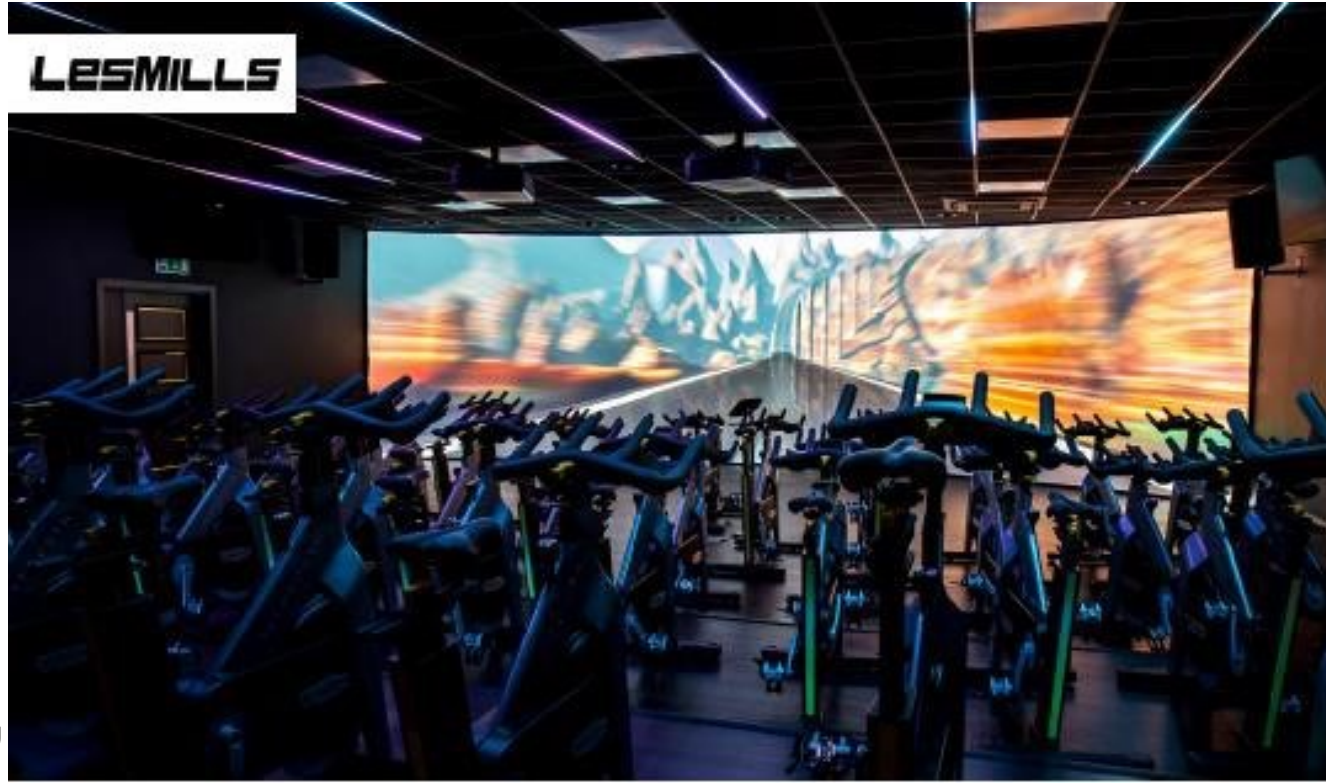
- Junior – 94
- Toddler – 25



3.2 Cafe



3.3 Immersive Spin



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3.4 Immersive Future Studio



3.5 Immersive Splash Pad

A moveable pool floor transforms your pool into an interactive playground for both young and old. This can vary from games in the water, to fountains that sprout upwards in response to the actions from the various games available.



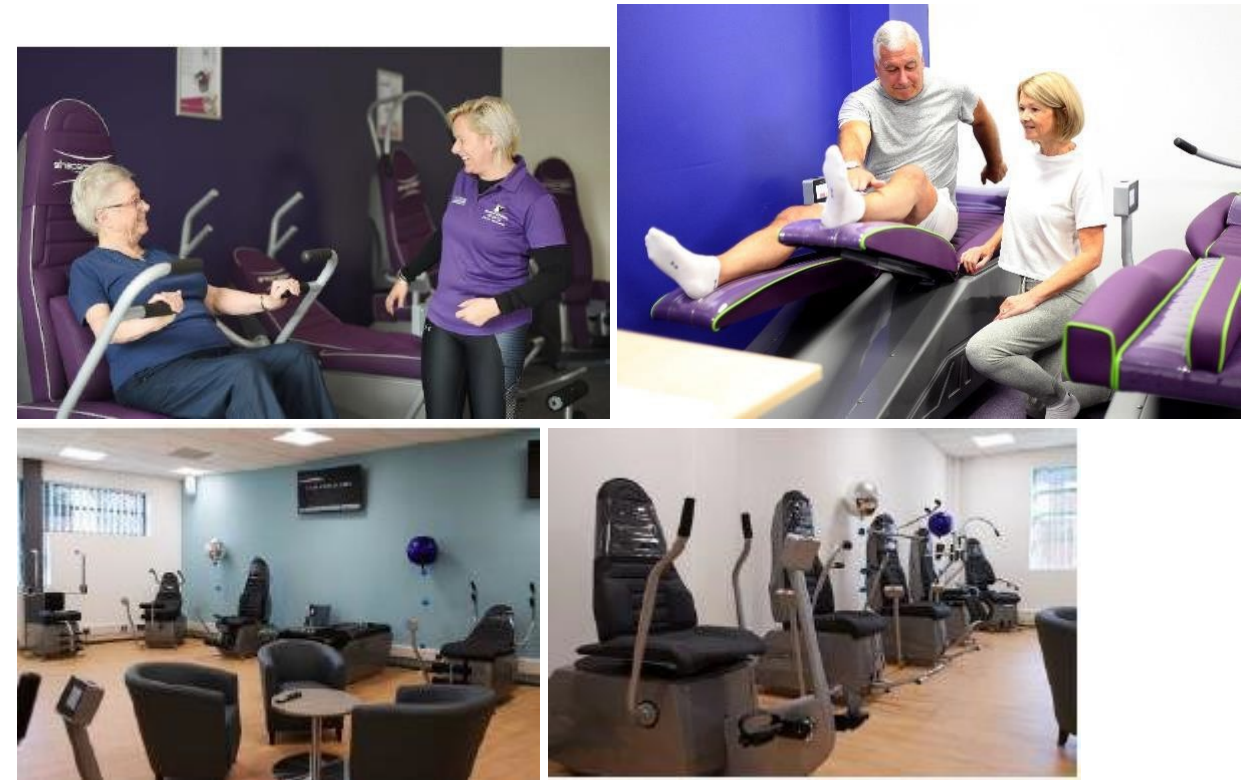
3.6 Fitness Equipment

Costings have been included for fitness gym (130 stations) including CV, resistance, equipment, and functional areas.

Visuals are example only.

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3.7 Innerva Wellness Suite



4.0 Carbon Management

Sustainable Building Standard- BREEAM Introduction for clarity Carbon Strategy

| | |
|--|---|
| Management • Commissioning • Construction site impacts • Security | Waste • Construction waste • Recycled aggregates • Recycling facilities |
| Health and Wellbeing • Daylight • Occupant thermal comfort • Acoustics • Indoor air and water quality • Lighting | Pollution • Refrigerant use and leakage • Flood risk • NOx emissions • Watercourse pollution • External light and noise pollution |
| Energy • CO ₂ emissions • Low or zero carbon technologies • Energy sub meeting • Energy efficient building systems | Land Use and Ecology • Site selection • Protection of ecological features • Mitigation/enhancement of ecological value |
| Transport • Public transport network connectivity • Pedestrian and Cyclist facilities • Access to amenities • Travel plans and information | Materials • Embodied life cycle impact of materials • Materials re-use • Responsible sourcing • Robustness |
| Water • Water consumption • Leak detection • Water re-use and recycling | Innovation • Exemplary performance levels • Use of BREEAM Accredited Professionals • New technologies and building processes |

The BREEAM scheme awards points for meeting certain criteria in each of the above areas. These points are then weighted for their importance in the overall scheme and they added together to award a rating as detailed in the following table:-

| BREEAM Rating | % score |
|---------------|---------|
| UNCLASSIFIED | <30 |
| PASS | ≥30 |
| GOOD | ≥45 |
| V GOOD | ≥55 |
| EXCELLENT | ≥70 |
| OUTSTANDING* | ≥85 |

- The Council has a Sustainable Building policy – to support it’s Carbon targets and other environmental policies.
- The Policy requires that all new buildings or extensions over £1 million in value should achieve the BREEAM Excellent Standard, or at least Very Good
- In accordance with this policy the project shall strive to achieve BREEAM Excellent

Carbon Reduction

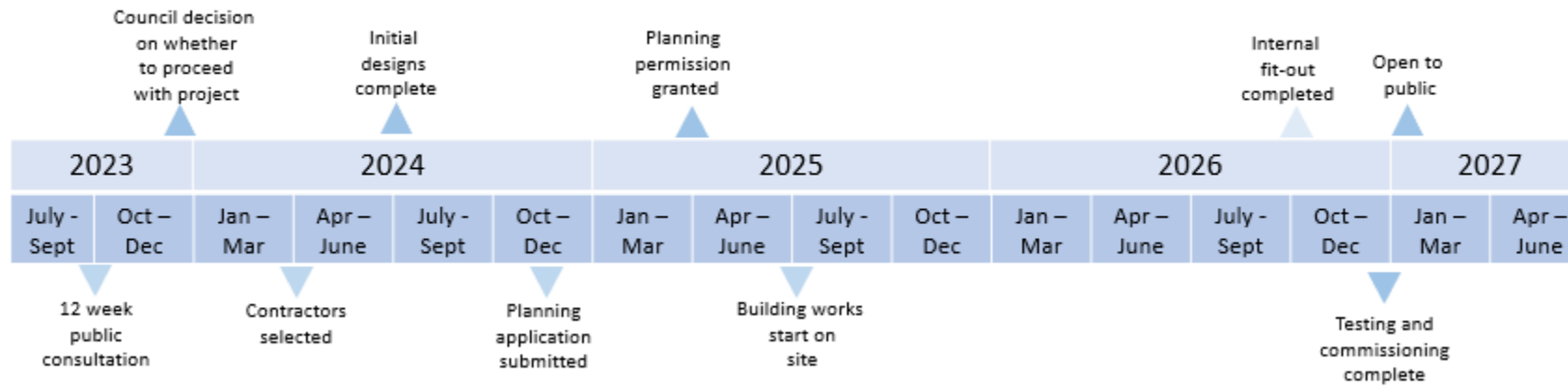
- The Council has a Vision to become carbon net-neutral by 2030 and assist in the ambition for Shropshire as a whole to become carbon net-neutral in the same year.
- The Council declared a climate emergency in May 2019 and agreed a strategy framework in December 2019, which established the objective of net-zero corporate carbon performance by 2030.
- In December 2020 a new Corporate Climate Change Strategy and Action Plan was adopted. The documents outline a strategy to reduce the corporate carbon footprint and promote adaptation measures to increase the resilience of services. The Strategy States:
- Significant investment will be required if Shropshire Council is to achieve its goal of becoming net carbon zero by 2030. A range of potential actions and a pipeline of specific projects which target the most effective areas for investment and intervention are set out in the Action Plan which accompanies this Strategy. The capital investment required to make the transition to net-zero carbon performance is also likely to generate revenue savings from greater efficiency.
- Swimming Pools and Leisure Centres are major users of power and hence producers of Carbon Emissions – this project provides a good opportunity to invest in new facilities which are more energy efficient, lower cost to operate and significantly contribute to the Council’s journey to net Zero
- The Project will adopt the Principles of BREEAM and Passive Haus in energy efficiency measures, will aim to achieve BREEAM Excellent and will incorporate Photovoltaic Cells and Air Source Heat pumps.

Business Case Summary

- Through a combination of lower running costs and higher income forecast the proposal could generate a new facility with an overall lower budget requirement than the current arrangements
- Funding of **£28 million** is assumed wholly from 40-year PWLB borrowing at an interest rate of 4.5%, annual repayments £1.497m
- For every £1m of alternative funding (e.g., Community Infrastructure Levy, grants or capital receipts) the borrowing repayment reduces by £55,000 per annum.

5.0 Programme/ Next Steps

Following the public consultation and subject to receiving Council approval it would take three years to complete the design, gain planning permission and complete the construction.



Shropshire Council
Equality, Social Inclusion and Health Impact Assessment (ESHIA)
Stage One Screening Record 2024

A. Summary Sheet on Accountability and Actions

| |
|--|
| Name of proposed service change |
| Shrewsbury Sports Village Transformation |

| |
|---|
| Name of the officer carrying out the screening |
| Peter Gilbertson Senior Project Management Officer - Property Services Group |

| |
|---|
| Decision, review, and monitoring |
|---|

| Decision | Yes | No |
|---|-----|----|
| Initial (Stage One) ESHIA Only? | X | |
| Proceed to Stage Two Full ESHIA or HIA (part two) Report? | | X |

If completion of a Stage One screening assessment is an appropriate and proportionate action at this stage, please use the boxes above, and complete both part A and part B of of this template. If a Full or Stage Two report is required, please move on to full report stage once you have completed this initial screening assessment as a record of the considerations which you have given to this matter.

| |
|--|
| Actions to mitigate likely negative impact or enhance positive impact of the service change in terms of equality and social inclusion considerations |
| <p>The Shrewsbury Sports Village (SSV) was developed in 2005 and provides a range of sports facilities with a focus on traditional sports, such as football, badminton, and netball.</p> <p>The Shrewsbury Sports Village Transformation is a proposed service change that aims to address the current and future needs and demands for sports and leisure facilities in Shrewsbury and the surrounding area, by creating a modern, accessible, and sustainable hub that offers a wide range of activities and opportunities for all ages and abilities.</p> <p>The project involves maintaining the current facilities at the SSV and adding new ones, such as a main competition standard pool and learner pool, a toning suite, a soft play area, and two new multi-use studios.</p> <p>The project also involves enhancing the accessibility, sustainability, and social value of the facilities, by providing aids and adaptations for people with disabilities, using energy-efficient and low-carbon technologies, and creating opportunities for health and well-being promotion, community engagement, and economic growth.</p> |

Ahead of consultation, and as with ESHIAs carried out for Whitchurch Swimming Centre, the equality and health and well being impacts across the nine Protected Characteristic groupings defined in the Equality Act 2010 were anticipated to be positive. This includes consideration for Shropshire as a large and sparsely populated rural county in which market towns provide a sense of place and belonging as well as an access point for facilities and services, including leisure facilities.

There were also positive impacts anticipated in relation to our tenth grouping in Shropshire, around social inclusion, provided that efforts are made to consider the needs of people in low-income households with regard to pricing structures. Further potential positive impact was anticipated for groupings such as those undergoing gender reassignment, and those for whom single sex swimming opportunities are necessary in order to ensure compatibility with and respect for the requirements of their faith. This may be maximised through attention to changing room configurations, and swim time opportunities.

This follow up impact assessment records that public feedback confirmed that the proposals are seen as having anticipated positive or neutral impacts on people in the Protected Characteristic groupings and other groupings of consideration in Shropshire, as well as on the health and wellbeing of individuals and communities in Shropshire. The proposal aims to provide facilities that appeal to all age ranges, from babies to older people, and that are accessible and inclusive for people with a range of disabilities including neurodiverse conditions such as autism, people undergoing gender re-assignment, and those in the Protected Characteristic grouping of pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

This then brings in those with caring responsibilities as well, so it was heartening that the plans for a new soft play area, children's splash party, and café and seating areas were welcomed by respondents.

The average age of respondents was fairly consistent with the average age in Shropshire and overall, there was also a good mix of respondents across age groups, including those over 60. Some children and young people responded to the main survey, but 80 completed the youth survey. The responses may therefore be seen as representative in terms of the demographics of the county.

The Council also seeks to take due regard of the needs of people and households that we may consider to be vulnerable by virtue of their circumstances, including young people leaving care, and households on low incomes or in fuel poverty. With travel and transport access a key issue for respondents, this corroborates the need to ensure consideration of financial challenges as well as availability of public transport. Additionally, the safeguarding concerns expressed by respondents are also noted and will need to continue to be factored into efforts to ensure that the SSV presents as a safe environment for all.

Actions to mitigate likely negative impact or enhance positive impact of the service change in terms of health and wellbeing considerations

To enhance the positive impact of the service change on the equality, social inclusion, health, and other considerations, the following actions are proposed:

- Commission a social value assessment to quantify the value of the anticipated health and other benefits to the community and use the results to inform the business case and the public consultation.
- Work closely with the Council's Public Health, Climate Change, and Economic Development teams, and other relevant partners and stakeholders, to maximise the opportunities and synergies of the service change.
- Monitor and evaluate the performance and impact of the new facilities and use the data and feedback to inform continuous improvement and innovation.

If approved, the project will commission an assessment of the health benefits of the proposals which will be incorporated into the Business Case. The benefits being sought will be documented as part of the business case and will be monitored once opened through the operator, who will be required to collect data and report on the usage of all the facilities. These results will be reviewed at monthly service reviews.

A post-implementation review will be undertaken of the project to assess whether the benefits are being realised and document any lessons learned to inform future Council projects.

Actions to review and monitor the impact of the service change in terms of equality, social inclusion, and health considerations

The public consultation has enabled assessment of a depth of responses from stakeholders and members of the public, and the results are being reported to the Cabinet and thus to the public.

As per the recommendations to Cabinet around equality, social inclusion and health considerations, the proposal should ensure that the design and operation of the leisure centre are in line with the best practices and standards for accessibility, inclusivity, and sustainability.

The proposal should monitor and evaluate the actual impacts of the leisure centre on people in the Protected Characteristic groupings and other groupings, recognising intersectionality between groupings eg Age and Disability, as well as on the health and wellbeing of individuals and communities in Shropshire, and report the results and any actions taken to address any issues or gaps.

To mitigate the potential low negative impact on some groups who may prefer the current facilities or may face barriers to accessing the new ones, the following actions are proposed:

- Engage with the existing and potential service users and stakeholders and seek their feedback and suggestions on the design and operation of the new facilities, as part of the public consultation process.
- Provide clear and timely information and communication about the service change and address any concerns or queries that may arise.
- Ensure that the new facilities are affordable and accessible for all groups, and offer a range of pricing and membership options, discounts, and concessions.
- Ensure that the new facilities are inclusive and welcoming for all groups and offer a variety of programmes and activities that cater for different needs, preferences, and abilities.
- Ensure that the new facilities are well connected and integrated with the existing transport network and infrastructure and offer adequate parking and drop-off facilities

Associated ESHIAs

The provision of new sports, fitness and leisure facilities will support the Economic Growth Strategy 2022-2027 for Shropshire, for which ESHIAs were produced pre and post consultation, as well as linking with ESHIAs in relation to the regeneration of Shrewsbury, and more widely with the following Council-wide strategies.

- A Vibrant Shropshire: Cultural Strategy 2021-2031
- Climate Change Strategy and Action Plan
- Leisure Facilities Strategy 2020-2038
- Shropshire Plan

Providing new and financially viable swimming and fitness facilities in Shrewsbury will address the following strategic goals and policies for Shropshire Council:

- Health and Wellbeing Priorities: identified in the Shropshire Sustainability and Transformation Plan 2016-2021 – including tackling: dementia, rising obesity, child poverty and the aging population.
- The Shropshire Plan - Healthy people We'll tackle inequalities, including rural inequalities, and poverty in all its forms, providing early support and interventions that reduce risk and enable children, young people, adults, and families to achieve their full potential and enjoy life. We'll support Shropshire residents to take responsibility for their own health and wellbeing, choosing healthy lifestyles and preventing ill-health, reducing the need for long-term or hospital care.

- The Shropshire Plan - Healthy Economy: We'll develop Shropshire as a vibrant destination that attracts people to live in, work in, learn in and visit. We'll deliver excellent connectivity and infrastructure, and increasing access to social contact, employment, education, services, and leisure opportunities.
- The Shropshire Plan - Healthy Environment: We'll deliver the council's Corporate Climate Change Strategy and Action Plan, promoting the means to tackle climate change and reduce our carbon footprint, including the adoption of low-carbon energy for our assets and for communities.

Actions to mitigate likely negative impact, enhance positive impact, and review and monitor the overall impacts with regard to climate change impacts and with regard to economic and societal impacts

Climate change

The service change is likely to have a high positive impact on climate change mitigation. Pools and leisure centres are large users of power and traditionally produce large volumes of CO₂. The new facility will be all electric so has the potential to be Carbon Neutral. The new facility would be designed and built to sustainable building principles, including striving to achieve the BREEAM excellent standard and make use of photovoltaic cells and air source heat pumps amongst other environmental initiatives.

Socio-economic impacts

Economic: The service change is likely to have a high positive impact on the local economy, as the provision of new sports, fitness and leisure facilities will enhance Shrewsbury and the surrounding area as a destination for investment and attract people to live and work in the area. The project will also create new jobs and training opportunities, both during the construction and operation phases, and support the local supply chain and businesses. The project will also generate additional income and savings for the Council and the operator.

Societal/wider community: The service change is likely to have a high positive impact on the wider community, as the new facilities will offer a range of activities and opportunities that will appeal to different groups and interests, and foster social inclusion, cohesion, and participation. The project will also enhance the place-shaping role of the Council and the operator and create a local hub for meeting and social interaction. The project will also support the safeguarding and human rights of the service users, by providing a safe and respectful environment that meets the needs and expectations of different groups.

Scrutiny at Stage One screening stage.

| People involved | Signatures | Date |
|--|-------------------------|----------------------------|
| <i>Lead officer for the proposed service change</i> Peter Gilbertson Senior Project Management Officer - Property Services Group | <i>Peter Gilbertson</i> | 29 th July 2024 |
| <i>Officer carrying out the screening.</i> Peter Gilbertson Senior Project Management Officer - Property Services Group | <i>Peter Gilbertson</i> | 29 th July 2024 |
| <i>Any other internal service area support*</i> | | |
| <i>Any external support**</i> Mrs Lois Dale Performance and Research Specialist: Rurality and Equalities | <i>Lois Dale</i> | 29 th July 2024 |

**This refers to other officers within the service area*

***This refers to support external to the service but within the Council, e.g., the Performance and Research Specialist for Rurality and Equalities, Public Health colleagues, the Feedback and Insight Team, performance data specialists, Climate Change specialists, etc.*

Sign off at Stage One screening stage.

| Name | Signatures | Date |
|---|-------------------------|----------------------------|
| <i>Lead officer's name</i> Peter Gilbertson Senior Project Management Officer - Property Services Group | <i>Peter Gilbertson</i> | 29 th July 2024 |
| <i>Service manager's name</i> | <i>Grant Wilson</i> | 30/7/24 |

**This may either be the Head of Service or the lead officer*

B. Detailed Screening Assessment

Aims of the service change and description

There are currently two leisure facilities in Shrewsbury owned by Shropshire Council and managed by Shropshire Community Leisure Trust:

- **Shrewsbury Sports Village** - opened 2005. Facilities include air-conditioned fitness suite, 8-court sports hall, spin studio, indoor bowls centre, bouldering & climbing wall, dance studio, functional fitness area and cafe. Outdoor facilities include 16 football pitches, full-size artificial turf pitch, floodlit cycle track, 4 floodlit multi-use tennis/netball courts and a skate park.
- **Quarry Swimming & Fitness Centre** – first opened in 1864 the site underwent extensive modernization, and an extension was completed in 1968/69. This added a new main pool with a further refurbishment in 1994. Facilities include four swimming pools, fitness centre, small studio, and café.

The two centres are not a long-term viable solution for Shrewsbury’s swimming and fitness needs, for several reasons:

- **Financial viability of both sites** - Neither the Quarry nor Sports Village sites recover sufficient revenue to be financially viable. A more modern energy efficient facility would reduce operating costs and a better balance of revenue generating facilities would be financially viable and potentially remove the need for subsidy and potentially generate promotive revenue to the Council.
- **End of life of the Quarry Pool Site** - The age of the facilities at The Quarry are a particular issue, with the latest condition survey (August 2022) demonstrating investment needed in the site of £2.77m. Failures in the building fabric and the age of the mechanical and electrical systems, fixtures and fittings are now causing revenue losses because of closures for repair, and it is becoming increasingly difficult to maintain.
- **Poor Utilisation of the Sports Village** – The Shrewsbury Sports village is strongly focussed on traditional sports particularly football. But it is currently under-utilised for large periods of time. Diversifying and enhancing the range of facilities would make the site more appealing to a wider demographic, provide better social value to the Shrewsbury community and generate greater revenues.
- **Development of a competition standard pool for the County** – There is currently no pool available in Shropshire which can host major swimming competitions. Currently the County Championships are held at Wolverhampton, with parents and swimmers having to travel out of County to participate. A modern 25 metre pool with sufficient seating and space for

spectators and participants, along with easy access and parking is required.

- **The need to meet carbon reduction targets** – The Council has committed to ensuring all new buildings meet sustainable building standards and to reduce its carbon footprint. Leisure facilities are one of the Council's largest users of power and producers of CO2. Developing new energy efficient and electric facilities and would be a significant step towards meeting the Council's carbon targets.
- **The need to meet accessibility standards** – with new standards for accessibility at leisure centres and public buildings and an aging population, there is a need for new leisure facilities which met these standards and adopt new access features.
- **The need to refresh and broaden the Council's health and fitness provision** – Health and wellbeing of the whole community are a key objective of the Shropshire Plan. Current facilities at the SSV are limited in scope, which reduces levels of participation by large proportions of the population. More modern and more diverse offerings are needed to improve health and fitness participation levels.

The proposal is to provide a sustainable swimming and fitness centre based at the Shrewsbury Sports Village to address these issues. The proposal is to develop a single storey extension to the existing Shrewsbury Sports Village. The proposal will maintain the current facilities at the Sports Village but add additional Must have features:

- 25 metre x 8 lane pool – suitable for Competitions and general swimming
- 17 x 10 metre learner pool with moveable floor and Children's party module
- Seating in pool hall for at least 150 spectators
- Changing village plus Changing Places facility.
- New Reception area and Lobby
- New Children's soft play area adjacent to cafe
- New Café overlooking pool with at least 50 covers.
- New 130 station fitness-suite.
- Multi-purpose studio with access to kitchen - divisible into 2 areas for events
- New Dance Studio
- New 30 station cycle spin studio
- Refurbish existing Dry changing facilities.
- Install Photovoltaic Cells and Air source heat pumps
- Achieve the BREEAM Excellent or at the very least Very Good standard.
- Maintain all other existing internal and external facilities inc: Main Hall with 8 badminton courts, 16 football pitches and football changing, Football Academy offices, bowls hall, cycle track and 8 Netball courts.

The project is aligned with the Shropshire Council's strategic priorities and policies on health and well-being, equality and social inclusion, climate change, and economic development.

The facility will be based in the Sundorne District of Shrewsbury and is adjacent to the surrounding districts of Harlescott, Castlefield and Monkmoor – all of these Districts are amongst the most deprived areas of Shrewsbury and Shropshire with lower than average household incomes and car ownership. This facility will provide an important boost the economic, Health and wellbeing opportunities of the population in these districts across all age ranges and genders.

Cabinet approval for the Public Consultation was granted on 17th January 2024 – and the consultation was held between 15th March and 9th May 2024.

Intended audiences and target groups for the service change

The Shrewsbury Sports Village was developed in 2005 to focus upon traditional sports including badminton, football, netball and tennis. This project seeks to broaden the appeal of the Shrewsbury Sports Village to attract a wider and more representative Public to use the facility:

- Women – all ages
- Men – all ages
- Babies, children and young people
- People with disabilities, whether physical disabilities, sensory or mobility disabilities, mental health, or disabilities including neurodiverse conditions and Crohn's disease
- People in older age groups
- People of different religions and faiths

Evidence used for screening of the service change

The Shrewsbury Sports Village is within the Sundorne District- this and the surround Districts are amongst the most deprived in the County – as evidenced below:

| Area ID | Ranking | Area Name | Total Households | Mean Income |
|-----------|---------|-------------------------------|------------------|-------------|
| E05008157 | 1 | Copthorne | 1,776 | £59,389 |
| E05008178 | 3 | Porthill | 2,151 | £53,959 |
| E05008181 | 10 | Radbrook | 2,652 | £53,072 |
| E05008180 | 37 | Quarry and Coton Hill | 2,274 | £46,596 |
| E05008173 | 59 | Monkmoor | 1,986 | £39,245 |
| E05008190 | 60 | Sundorne | 1,776 | £38,831 |
| E05008150 | 61 | Castlefields and Ditherington | 2,386 | £38,392 |
| E05008160 | 62 | Harlescott | 2,102 | £37,220 |

The surrounding Districts are amongst the most deprived in the County:

| District | Code | Year | Population | Deprivation Score | Rank |
|---------------------------------|-----------|------|------------|-------------------|------|
| Harlescott | E05008160 | 2019 | 3493 | 37.61 | 1 |
| Monkmoor | E05008173 | 2019 | 4231 | 27.25 | 2 |
| Ludlow East | E05008166 | 2019 | 4012 | 25.13 | 3 |
| Castlefields and Ditherington | E05008150 | 2019 | 5767 | 24.94 | 4 |
| Sundorne | E05008190 | 2019 | 5484 | 24.17 | 5 |
| Porthill | E05008178 | 2019 | 3936 | 10.89 | 57 |
| Bayston Hill, Column and Sutton | E05008141 | 2019 | 12580 | 10.85 | 58 |
| Bagley | E05008139 | 2019 | 4679 | 10.23 | 59 |
| Shifnal South and Cosford | E05008189 | 2019 | 5740 | 9.42 | 60 |
| Ruyton and Baschurch | E05009285 | 2019 | 3524 | 9.39 | 61 |
| Radbrook | E05008181 | 2019 | 3591 | 8.29 | 62 |
| Copthorne | E05008157 | 2019 | 4912 | 3.67 | 63 |

The Sundorne and surrounding districts have amongst the lowest car ownership levels in the County:

| Area | Total: All households | No cars or vans in household | |
|--|-----------------------|------------------------------|---------|
| Area | number | % | number |
| ward2022:Quarry and Coton Hill | 2182 | 100 | 720 |
| ward2022:Castlefields and Ditherington | 2203 | 100 | 673 |
| ward2022:Oswestry West | 1805 | 100 | 489 |
| ward2022:Monkmoor | 1891 | 100 | 461 |
| ward2022:Ludlow North | 1991 | 100 | 475 |
| ward2022:Harlescott | 2024 | 100 | 476 |
| country:England | 23436085 | 100 | 5516098 |
| ward2022:Belle Vue (Shropshire) | 2171 | 100 | 507 |
| ward2022:Ludlow East | 1772 | 100 | 405 |
| ward2022:Sundorne | 1624 | 100 | 366 |

The results of the Public Consultation are summarised below:

The consultation ran from 15th March to 8th May 2024 and consisted of two online surveys: one for the general public and one for children and young people. A full report of the Consultation and the results is presented in Appendix 1. The aim of the consultation was to gather feedback on the proposed inclusion of a swimming pool and other facilities at the Sports Village.

The consultation was run by in-house teams and conducted through two online surveys: one for the general public and one for children and young people. The surveys were available on the Shropshire Council website and promoted through social media, press releases, posters, and flyers. Paper copies of the surveys were also available at the Quarry Swimming and Fitness Centre, Shrewsbury Sports Village, and other council facilities. The consultation team also held a series of two-day drop in-sessions to answer public questions directly, these were held at the Sports Village, Lantern Centre, Darwin Centre and Quarry Pool and Fitness Centre.

Face to face meetings were also held with the Shrewsbury Town Council, Indoor Bowls Club and a number of Head Teachers from primary schools in Shrewsbury.

A copy of the consultation materials from the website and used at briefings and drop in sessions is presented in Appendix 2.

The surveys asked respondents about their current use sports facilities in Shrewsbury, their satisfaction with the proposed facilities, and their views on the overall proposals. The surveys also included demographic questions and an opportunity for respondents to provide additional comments.

Respondent Profile: In total, 1,367 responses were received to the surveys. 1,287 responded to the main survey either online or through paper copies, and 80 to the youth version of the survey. Most of the survey respondents (95%) submitted their responses as members of the public, but many respondents also identified themselves as speaking on behalf of organisations and groups in Shropshire such as sports groups or Town and Parish Councils. The average age of respondents was fairly consistent with the average age in Shropshire and overall, there was also a good mix of respondents across age groups, including those over 60. Some children and young people responded to the main survey, but 80 completed the youth survey.

Current Usage: Most respondents (69%) were users of one or both of the existing sports facilities in Shrewsbury. However, 31% of respondents do not currently use either centre. Respondents to the youth survey were more likely to be users of the Quarry alone, than they were to be users of the Sports Village alone, though 28% of the youth respondents also reported not using either centre.

Views on Swimming Proposals: Regarding the proposals for the inclusion of a swimming pool at the Sports Village, the majority of respondents from both surveys (73% in the main survey and 89% of youth survey respondents) were “very satisfied” or “satisfied” with the proposals. There was a minority in the main survey of 19% who were either “dissatisfied” or very dissatisfied” but this figure in the youth survey was only 2%.

Regarding Pool seating - a majority of respondents from both surveys (56% in the main survey and 76% of youth survey respondents) reported feeling that this aspect of the proposals was “adequate” though a significant minority of respondents in both surveys reported having “no opinion” on this feature of the proposals, albeit it is an essential component for holding competitions.

Use of Other Facilities: Of the other new facilities proposed for inclusion, the 130 station health and fitness suite was the most popular among both main survey respondents and youth respondents, with 60% and 41%, respectively, saying they would be most likely to use these facilities.

The two new gym and dance studios were also popular among both respondent groups, with 38% and 34%.

The group cycling studio also had interest from respondents of both surveys, with 23% of main survey respondents and 19% of youth survey respondents saying they would most likely use this.

The new wellness and toning centre which is aimed at older people and those with mobility issues was fairly popular among main survey respondents, with 39% saying they would be most likely to use this facility. As expected only 9% of youth survey respondents said they would most likely use this facility.

Among the additional features proposed for the new centre, the café and seating area was the most popular, with 89% of main survey respondents and 99% of youth survey respondents saying they would be most likely to use this feature.

The new soft play area and the children's splash party were also popular among both respondent groups, with 29% and 34% of main survey respondents and 53% and 55% of youth survey respondents, respectively, saying they would be most likely to use these features.

The Changing Places facility for people with severe disabilities and access needs was also well received, with 19% of main survey respondents and 26% of youth survey respondents saying they would be most likely to use this feature. There were a number of wheelchair users who specifically travelled to the drop-in sessions to discuss the facilities and all who spoke to staff were pleased to see what was being proposed for improved accessibility particularly the easy access steps and pool pods.

Views on Facility Mix: When asked whether they felt that there was an adequate mix of facilities proposed for the new centre, most respondents in both the main survey (84%) and the youth survey (99%) said yes. However, the most common comments on the facilities were those requesting the additions they would be likely to use, such as a climbing wall, squash courts, pickleball courts, competition athletics track, as well as diving boards and more fun activities for teens. etc

Overall Satisfaction with the Proposals: The majority of respondents in both surveys were either “very satisfied” or “satisfied” with the proposals overall (90% of youth survey respondents and 70% of respondents to the main survey). While a minority of respondents to the main survey were “dissatisfied” or “very dissatisfied” (21%) - Those who are opposed to the proposals have strong views against them.

The main themes that emerged from the comments were:

| Table 8. Themes – Other Comments on Whether Proposals Meet Objectives | Count | % |
|--|--------------|----------|
| Concerns about accessibility of transport/traffic/enough parking | 215 | 27% |
| Happy with proposals overall | 118 | 15% |
| Concerns about cost | 95 | 12% |
| Concerns about closure of Quarry | 92 | 12% |
| Certain facilities/sports missing or plans don't go far enough | 71 | 9% |
| Investment in Shrewsbury and not elsewhere | 44 | 6% |

| | | |
|--|----|----|
| Happy with ease of access | 39 | 5% |
| Happy with inclusion of competition pool/seating | 37 | 5% |
| Not enough information provided/not enough research done | 33 | 4% |
| Prefer single sex changing rooms | 16 | 2% |
| Other | 33 | 4% |

Transport and Travel Access was a key issue: Most respondents from both surveys reported that they find the Sundorne site accessible, and a majority of respondents said that they were satisfied with the proposals for parking. Respondents to the main survey ranked increasing car parking spaces above public transportation and cycling and walking routes as the top transportation access priority. Despite the general satisfaction levels with access to the Sundorne site, travel and transportation access recurred throughout the report as an important barrier for many respondents to attending the site. Public transport access was identified as a problem for many, as was concerns about parking, traffic and the accessibility and safety of active travel routes to the site. Some respondents raised concerns about the proposals encouraging more driving in town and concerned about the associated environmental impact. More work on car parking and public transport will need to be commissioned in the detailed design stages if the project is approved.

In their comments on the Equalities Impact Assessment, respondents raised important points about how the proposals might better meet the needs of those with Autism or sensory impairments as well as those with complex disabilities, as well as safeguarding and equalities concerns about unisex changing rooms.

There were 92 (15%) of respondents who expressed concern about the potential closure of the Quarry. The Consultation materials all stressed that no decision has been made regarding the future of the Quarry facility, and this message was stressed throughout the public consultation. Concerns about the Quarry are reflected in 19% of respondents to the main survey expressing a dissatisfaction with the Pool. However, this does not reflect the views of all Quarry users as 44% of respondents did identify themselves as Quarry users and this dissatisfaction was not evident in the youth survey.

Changing Rooms: The proposal is for a single communal Changing Village with high levels of privacy in the cubicles and showers which is the standard approach to new pool facilities across the UK. There will also be single sex toilets and two separate group changing rooms. There were, however, 2% of respondents who were concerned about the single sex aspect of this proposal.

Specific consultation and engagement with intended audiences and target groups for the service change






The Consultation was held between 15th March and 9th May 2024. The target engagement groups were as follows:








- Youth groups: These include youth clubs, scouts, guides, theatre and dance schools, and schools, where presentations, workshops, and surveys will be delivered to capture the views and needs of young people.
- Local councils: These include Shropshire Council, Shrewsbury Town Council, and parish councils, where emails, newsletters, and meetings will be used to communicate and consult with the elected representatives and staff.
- Sports clubs: These include swimming, football, rugby, and other sports clubs, where emails, newsletters, and meetings will be used to communicate and consult with the members and staff.
- Health service: These include public health bodies, GP surgeries, hospital, and ambulance trust, where emails, newsletters, and meetings will be used to communicate and consult with the staff and patients.
- Commerce: These include supermarkets, major employers, chamber of commerce, BID, and rotary, where emails, newsletters, and meetings will be used to communicate and consult with the staff and customers.
- Residents: the facility will appeal to members of the public with an interest in health and wellbeing either of themselves or family groups regardless of age, religion or belief, ethnic origin, disability or gender. To encourage youth participation a dedicated Youth version of the survey was prepared and promoted at the Drop-in sessions and with the Swimming Clubs and local schools.

Initial equality impact assessment by grouping (Initial health impact assessment is included below this table)

Please rate the impact that you perceive the service change is likely to have on a group, through stating this in the relevant column.

Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.




| Protected Characteristic groupings and other groupings locally identified in Shropshire | High negative impact <i>Stage Two ESHIA required</i> | High positive impact <i>Stage One ESHIA required</i> | Medium positive or negative impact <i>Stage One ESHIA required</i> | Low positive, negative, or neutral impact (please specify) <i>Stage One ESHIA required.</i> |
|---|---|--|--|--|
| <u>Age</u> (Please include children, young people, young people leaving care, people of working age, older people. Some people may belong to more than one group e.g., a child or young person for whom there are safeguarding concerns e.g., an older person with a disability) | |  Facilities proposed to appeal to all age ranges – from babies to older people | | |
| <u>Disability</u> (please include cancer; HIV/AIDS; learning disabilities; mental health conditions and syndromes; multiple sclerosis; neurodiverse conditions such as autism; hidden disabilities such as Crohn's disease; physical and/or sensory disabilities or impairments) | |  Single storey- with changing places and access. | | |
| <u>Gender re-assignment</u> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment) | | |  Swimming changing will be unisex | |
| <u>Marriage and Civil Partnership</u> (please include associated aspects: caring responsibility, potential for bullying and harassment) | |  Facilities for family activities and parent focused | | |
| <u>Pregnancy and Maternity</u> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment) | | |  | |

| | | | | |
|---|--|--|--|--|
| | | | Easy access steps to pools & Cafe | |
| <u>Race</u> (please include ethnicity, nationality, culture, language, Gypsy, Roma, Traveller) | | |  Range of fitness and leisure opportunities | |
| <u>Religion or Belief</u> (please include Buddhism, Christianity, Hinduism, Islam, Jainism, Judaism, Nonconformists; Rastafarianism; Shinto, Sikhism, Taoism, Veganism, Zoroastrianism, and any others) | | |  Swimming sessions for women compatible with requirements of faith | |
| <u>Sex</u> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment) | | |  Unisex Changing Village | |
| <u>Sexual Orientation</u> (please include associated aspects: safety; caring responsibility; potential for bullying and harassment) | | |  Unisex Changing Village | |
| <u>Other: Social Inclusion</u> (please include families and friends with caring responsibilities; households in poverty or on low incomes; people for whom there are safeguarding concerns; people you consider to be vulnerable; people with health inequalities; refugees and asylum seekers; rural communities) | | |  Range of fitness and leisure opportunities; consideration around safety of environment | |
| <u>Other: Veterans and serving members of the armed forces and their families</u> | | |  Range of fitness options with easy access and toning for injured veterans | |
| <u>Other: Young people leaving care</u> | | |  Range of fitness and leisure opportunities | |

Initial health and wellbeing impact assessment by category

Please rate the impact that you perceive the service change is likely to have with regard to health and wellbeing, through stating this in the relevant column.

Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

| Health and wellbeing: individuals and communities in Shropshire | High negative impact <i>Part Two HIA required</i> | High positive impact | Medium positive or negative impact | Low positive negative or neutral impact (please specify) |
|---|---|---|---|---|
| <p>Will the proposal have a <i>direct impact</i> on an individual's health, mental health and wellbeing?</p> <p>For example, would it cause ill health, affecting social inclusion, independence and participation?</p> | |  <p>Wide selection of public fitness and leisure opportunities</p> | | |
| <p>Will the proposal <i>indirectly impact</i> an individual's ability to improve their own health and wellbeing?</p> <p>For example, will it affect their ability to be physically active, choose healthy food, reduce drinking and smoking?</p> | |  <p>Wide selection of public fitness and leisure opportunities</p> | | |
| <p>Will the policy have a <i>direct impact</i> on the community - social, economic and environmental living conditions that would impact health?</p> <p>For example, would it affect housing, transport, child development, education, employment opportunities, availability of green space or climate change mitigation?</p> | |  <p>Opportunity for local jobs – a low carbon facility and healthy activities available to all</p> | | |

Will there be a likely change in *demand* for or access to health and social care services?

For example: Primary Care, Hospital Care, Community Services, Mental Health, Local Authority services including Social Services?



Fitness options to encourage healthy lifestyles will reduce demands for health services

Report ends.

Appendix 6

Shrewsbury Sports Village Transformation Project

Business Case

V0.1
28th August 2024



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1. Document Controls

1.1 Document Purpose

This document is the outline business case for the redevelopment and transformation of the Shrewsbury Sports Village at Sundorne Road to provide new a new swimming facility and additional fitness and leisure activities.

The business case is the mechanism by which projects are judged to be viable and achievable as a means to support investment decision by defining the costs and benefits. The Business Case is an evolving document which records and continually reevaluates the business justification for the project.

1.2 Approach to business planning

This Business Case follows the HM Treasury 'five case' approach to defining the reasons why the project is needed. This includes:

- Case 1 Strategic Case – why is the project required, what are the objectives and outcomes of the project and how are they achieved.
- Case 2 Economic Case – or Option Appraisal – required to develop a value for money solution that meets the objectives set within the Strategic Case. Lays out the full options considered and clearly states the preferred one.
- Case 3 Financial Case – How much will the project cost and how will it be funded? This demonstrates the affordability of the project whilst linking to requirements set within the Financial Strategy.
- Case 4 Commercial Case – How will the project be procured? Consideration of the powers being used by the Council to deliver the project.
- Case 5 Project Management Case – Sets out the arrangements for managing the project, including risks and benefits realisation and post project evaluation methods.

2. Executive summary

2.1 The need for new facilities and investment

There are currently two leisure facilities in Shrewsbury owned by Shropshire Council and managed by Shropshire Community Leisure Trust: The Shrewsbury Sports Village and Quarry Swimming & Fitness Centre. The two centres are not a long-term viable solution for Shrewsbury's swimming and fitness needs, in particular because of:

- **Poor financial viability of both sites** – neither site has the optimal mix of facilities which limits revenue. As a result, the Council has to make a significant annual subsidy to the operator;
- **End of life of the Quarry Pool** - The latest condition survey (August 2022) demonstrating investment needed in the site of £2.77m for immediate repairs. Due to failures in the building fabric, and the age of fixtures and poor energy efficiency it is becoming increasingly difficult and costly to maintain with an increased risk of high cost of building failures. The council needs to develop a new pool whilst the Quarry is still operational to ensure that there is continuity of swimming provision in future years, particularly for Schools.
- **Poor Utilisation of the Sports Village** – The Shrewsbury Sports village is focussed on traditional sports particularly football, but it is currently under-utilised for large periods of time. Diversifying and enhancing the range of facilities would make the site more appealing to a wider demographic, provide better social value to the Shrewsbury community and generate greater revenues.
- **The need to meet carbon reduction targets** – The Council has committed to ensuring all new buildings meet sustainable building standards and to reduce its carbon footprint. Leisure facilities are one of the Council's largest users of power and producers of CO2. Developing new energy efficient and electric facilities and would be a significant step towards meeting the Council's carbon targets.
- **The need to meet accessibility standards** – with new standards for accessibility at leisure centres and public buildings and an aging population, there is a need for new leisure facilities which met these standards and adopt new access features.
- **The need to refresh and broaden the Council's health and fitness provision** – Health and wellbeing of the whole community are a key objective of the Shropshire Plan. Current facilities at the SSV are limited in scope, which reduces levels of participation by large proportions of the population. More modern and more diverse offerings are needed to improve health and fitness participation levels.

2.2 The results of the Public Consultation

A Public consultation on these proposals ran for 8 weeks from 15th March until 8th May 2024. Consultation was conducted through two online surveys: one for the general public and one for children and young people. The surveys were available on the Shropshire Council website and promoted through social media, press releases, posters, and flyers. Paper copies of the surveys were also available at the Quarry Swimming and Fitness Centre, Shrewsbury Sports Village, and other council facilities. Two-day drop-in sessions were held at the Sports Village, Lantern Centre, Darwin Centre and Quarry. A full report of the Public consultation is found in Appendix 1.

In total, 1,367 responses were received to the surveys. 1,287 responded to the main survey either online or through paper copies, and 80 to the youth version of the survey. Most of the survey respondents (95%) submitted as members of the public, but many respondents also identified themselves as speaking on behalf of organisations and groups in Shropshire.

Key findings were that:

- Most respondents were satisfied with the proposals overall and felt that they met the key objectives.
- The inclusion of new swimming pools at the Sports Village was highly popular, as well as the competition seating aspect.
- The health and fitness suite, the gym and dance studios, and the café and seating were also attractive facilities among respondents.
- Travel and transport access was a major barrier and concern for many respondents, who highlighted the need for more car parking spaces, better public transport links, and safer and more accessible cycling and walking routes – these issues will be addressed in the detailed planning stages prior to applying for planning permission.
- Respondents also suggested ways to make the proposals more inclusive and accessible for different groups, such as people with disabilities, older people, and low-income households.
- Some respondents expressed doubts about the costs, feasibility, and impact of the proposals, and raised questions about the future of the Quarry pools.

2.3 The priorities

Subject to the necessary Cabinet and Full County approvals, the Council leadership has determined that they wish to take a phased approach to developing new facilities in the County with the priority in 2022 to develop a new pool and fitness facilities in Whitchurch following the failure of the pool tank. The next priority should be to ensure continuity of swimming provision in Shrewsbury which favours a project based at the Shrewsbury Sports Village. The leadership have stressed that no decision has or should be made about the future of the Quarry Pool and Fitness Centre until the Sports Village Project is suitably progressed when a feasibility study will look at the future options for this facility.

2.4 The objectives

Therefore, this business case looks at a proposal to develop pool and fitness centre based at the Shrewsbury Sports Village. The objectives of the project are to provide:

- new facilities for Shrewsbury which will be cost effective to operate
- continuity of swimming provision
- more carbon efficient swimming and fitness facilities for Shrewsbury
- a wider range of fitness and leisure facilities at the Shrewsbury Sports Village which will appeal to a more diverse section of the community
- easier access to sports and fitness facilities for people with disabilities and the elderly

- new, high quality pool facilities for: swimming lessons, general swimming, water-based activities, swimming club use and County based competitions
- improved financial viability of the Shrewsbury Sports Village site through an improved revenue stream.

The proposal will be a significant leisure and wellbeing investment for current and future generations and make a significant contribution to meeting the Council policy goals, including:

- The Shropshire Plan - Healthy people, Healthy Economy, Healthy Environment, Healthy Organisation
- Vibrant Shropshire Cultural Strategy 2021-31
- Leisure Indoor Facilities Strategy

2.5 The scope

The proposal will maintain the current facilities at the Sports Village but add additional ones as follows:

- 25 metre x 8 lane pool – suitable for local County competitions and general swimming
- 17 x 10 metre learner/ studio pool with moveable floor and children’s water party module
- Seating in pool hall for 250 spectators and space for 250 Competitors
- Changing village plus Changing Places facility.
- New reception area and lobby with Café overlooking the pool
- New children’s soft play area adjacent to cafe
- New 130 station fitness-suite.
- Multi-purpose studio with access to existing kitchen - divisible into 2 areas for events
- New Dance Studio
- New 30 station cycle spin studio
- Refurbish the dry changing facilities
- Subject to the results of a full transport study – replace lost car parking spaces
- The new facility would be designed and built to sustainable building principles and would aim to achieve the Building Research Establishment Environmental Assessment Methodology (BREEAM) excellent standard. It would be all electric making use of make use of new photovoltaic cells and air source heat pumps to minimise the carbon footprint. The project would include landscape enhancements and demolition of the former caretakers house.
- Maintain all other internal and external facilities on site including the main sports hall with 8 badminton courts, 16 football pitches and football changing, Football Academy offices, bowls hall, cycle track and 8 Netball courts.

This proposal would include facilities capable of hosting County level swimming competitions and galas with sufficient space to accommodate 500 competitors and spectators with the main pool Hall. For this purpose, an out- of- town location with on-site parking is favoured to facilitate accessibility.

The project is estimated to cost £28.86 million which would be funded through a combination of PWLB borrowing, Community Infrastructure Levy, grants and capital receipts. It is the expectation that subject to Public Consultation, Full Council approval into the Capital Programme and planning permission the project can be designed, built and opened to the public within 3 years.

3. Background

3.1 The need for a business case

There are currently two leisure facilities in Shrewsbury owned by Shropshire Council and managed by Shropshire Community Leisure Trust:

- **Shrewsbury Sports Village** - opened 2005. Facilities include air-conditioned fitness suite, 8-court sports hall, spin studio, indoor bowls centre, bouldering & climbing wall, dance studio, functional fitness area and cafe. Outdoor facilities include 16 football pitches, full-size artificial turf pitch, floodlit cycle track, 4 floodlit multi-use tennis/netball courts and a skate park.
- **Quarry Swimming & Fitness Centre** – first opened in 1864 the site underwent extensive modernization, and an extension was completed in 1968/69. This added a new main pool with a further refurbishment in 1994. Facilities include four swimming pools, fitness centre, small studio, and café.

The two centres are not a long-term viable solution for Shrewsbury's swimming and fitness needs, for several reasons:

- **Financial viability of both sites** - Neither the Quarry nor the Shrewsbury Sports Village facilities recover sufficient revenue to be financially viable. The current annual subsidy paid by the Council to SERCO has increased, due to recovery rates not yet returning to pre-Covid levels, and financial pressures on utilities, chemicals, staff costs and general inflation. A more modern energy efficient facility would reduce operating costs and a better balance of revenue generating facilities would be financially viable and potentially remove the need for subsidy and potentially generate promotive revenue to the Council.
- **End of life of the Quarry Pool Site** - The age of the facilities at The Quarry are a particular issue, with the latest condition survey (August 2022) demonstrating investment needed in the site of £2.77m. Failures in the building fabric and the age of the mechanical and electrical systems, fixtures and fittings are now causing revenue losses because of closures for repair, and it is becoming increasingly difficult to maintain. There is a need to plan ahead as designing and developing a new pool will take three years, and work needs to start on a new pool if continuity of swimming provision is to be maintained in Shrewsbury in years to come.
- **Poor Utilisation of the Sports Village** – The Shrewsbury Sports village is strongly focussed on traditional sports particularly football. But it is currently under-utilised for large periods of time. Diversifying and enhancing the range of facilities would make the site more appealing to a wider demographic, provide better social value to the Shrewsbury community and generate greater revenues.
- **Development of a competition standard pool for the County** – There is currently no pool available in Shropshire which can host major swimming competitions. Currently the County Championships are held at Wolverhampton, with parents and swimmers having to travel out of County to participate. A modern 25 metre pool with sufficient seating and space for spectators and participants, along with easy access and parking is required.
- **The need to meet carbon reduction targets** – The Council has committed to ensuring all new buildings meet sustainable building standards and to reduce its carbon footprint. Leisure facilities are one of the Council's largest users of power and producers of CO2. Developing new energy efficient and electric facilities and would be a significant step towards meeting the Council's carbon targets.

- **The need to meet accessibility standards** – with new standards for accessibility at leisure centres and public buildings and an aging population, there is a need for new leisure facilities which met these standards and adopt new access features.
- **The need to refresh and broaden the Council’s health and fitness provision** – Health and wellbeing of the whole community are a key objective of the Shropshire Plan. Current facilities at the SSV are limited in scope, which reduces levels of participation by large proportions of the population. More modern and more diverse offerings are needed to improve health and fitness participation levels.

This business case looks at a proposal for providing a sustainable swimming and fitness centre based at the Shrewsbury Sports Village to address these issues.

4. Proposal

4.1 Scope

The scope and main features

The proposal is to develop a single storey extension to the existing Shrewsbury Sports Village. The proposal will maintain the current facilities at the Sports Village but add additional Must have features:

- 25 metre x 8 lane pool – suitable for Competitions and general swimming
- 17 x 10 metre learner pool with moveable floor and Children’s party module
- Seating in pool hall for at least 250 spectators and space for 250 competitors
- Changing village plus changing places facility.
- New Reception area and Lobby
- New Children’s soft play area adjacent to cafe
- New Café overlooking pool with at least 50 covers
- New 130 station fitness-suite.
- Multi-purpose studio with access to kitchen - divisible into 2 areas for events
- New Dance Studio
- New 30 station cycle spin studio
- Retain Box 12 studio
- Refurbish existing Dry changing facilities
- Subject to the results of a full transport study – replace lost car parking spaces
- The new facility would be designed and built to sustainable building principles and would aim to achieve the Building Research Establishment Environmental Assessment Methodology (BREEAM) excellent standard. It would be all electric making use of make use of new photovoltaic cells and air source heat pumps to minimise the carbon footprint. The project would include landscape enhancements and demolition of the former caretakers house.
- Maintain all other internal and external facilities inc: Main Hall with 8 badminton courts, 16 football pitches and football changing, Football Academy offices, bowls hall, cycle track and 8 Netball courts.

4.2 Rationale

Policy Background

Shropshire Council have been seeking to develop new swimming fitness facilities in Shrewsbury for a number of years. Most recently, over the period of the pandemic, proposals were developed to RIBA Stage 2 for the development of three facilities at: Whitchurch, the Quarry and Shrewsbury Sports Village sites. However, developing all three facilities at once was deemed unaffordable with an estimated cost at 2020 of £68 million. The Council leadership determined that they wish to take a phased approach to developing new facilities in the County with the priority in 2022 to develop a new pool and fitness facilities in Whitchurch following the failure of the pool tank. The next priority should be to ensure continuity of swimming provision in Shrewsbury which favours a project based at the Shrewsbury Sports Village. The leadership have stressed that no decision has or should be made about the future of the Quarry Pool and Fitness Centre until the Sports Village Project is suitably progressed when a feasibility study will look at the future options for this facility.

Building efficiency

The scope seeks to make the floor plan as efficient as possible and to remove as much circulation space as possible. This will optimize the revenue generating potential of the site and straight forward to negotiate by users. Reducing the overall floor size reduces both capital costs and operating costs. A single-storey extension reduces capital construction costs and improves ease of access for people with mobility disabilities and the elderly.

Relation to current facilities

The brief also includes the requirement to ensure that access through the building is maintained to the football facilities beyond and the circulation links to the existing facilities were maintained with a clear wayfinding strategy. The Sports Village was constructed with financial support from the Football Foundation and it is condition of their support that the football facilities are retained.

The emphasis is to develop a flexible approach to spaces that can be used for a multiple of health and fitness uses including Dance, Boxing, Cycle Spin. There are a variety of studios proposed, including Dance, Boxing, Cycle Spin however these can be adapted over time if and when new fitness activities come into fashion.

Entrance and access to new facilities

On approaching the facility, the main entrance to the building would be clearly visible with an active frontage of the health and fitness gym forming a shopfront. The entrance lobby also provides views into the cafe and the pool hall. When arriving in the entrance lobby, cafe and reception area, there would be a glazed partition to provide views into the pool hall, links to the spectator seating and views in the health and fitness gym. This area will provide an important area to meet and greet wider users of the facilities on offer.

The entrance reception provides access to the health and fitness suite which within its 130 stations will provide a large number and range of equipment types. From reception circulation leads to the wet changing village and toilets for the pool hall users and then beyond to the multi-purpose studios, group cycling studio, dry changing facilities, and the football pitches beyond. Internally the design of the building is to improve adjacencies and to ensure that the building is more efficient to operate and manage.

New Pools

The 25m x 17m 8 lane competition pool with accessible steps has a depth ranging from 1m to 1.8m which is ideal for competition, fitness and community swimming. The learner pool with a moveable floor and self-deploying accessible steps is suitable for a range of other activities. Storage is provided for the pool equipment. Swim England classify this size and type of Pool as a Level 2 pool capable to hosting National, Regional and County short course completions – See appendix 2

The plant room and filtration room accommodate heating equipment, pool water treatment and hot and cold-water storage as well as air handling units. The design will include air source heat pumps, and PV's as part of the energy efficiency options for heating and powering the building.

Spectator Seating

An aim of the project will be to allow the hosting of County level competitions and galas. To this end the Swim England recommendations are for a pool which can accommodate 250 spectators and 250 competitors. The ASA in Shropshire has been lobbying the count for many years for a Competition standard pool which can accommodate 500 participants and spectators in a single pool hall.

4.3 Timescale

Subject to Public Consultation, Full Council approval into the Capital Programme and planning permission the project can be designed, built and opened to the public within 3 years

4.4 High Level Council Requirements

A more detailed definition of the scope is provided in the following list of High-Level Council Requirements. The requirements have been prioritised using the **MoSCoW** approach where each requirement is classified as either:

- **Must have** – these requirements are essential for the project to be viable and can only be amended with the approval of the Exec Director in consultation with Portfolio Lead for Leisure;
- **Should Have** – these requirements are important and subject to available funding and time should be delivered by the Project – amendments to these requirements need Programme Board approval;
- **Could Have** – these requirements are optional and are delivered if budgets and time permit- but can be amended or omitted by agreement with the Project Board;
- **Won't Have** - The requirements will specifically not be delivered by the project – they represent decisions on items omitted from Scope - any proposal to introduce them into scope will require exec Director approval in consultation with the Portfolio Lead for Leisure.

These High-Level requirements are not exhaustive - and the Contractor(s) will be expected to design and deliver all the necessary fixed components of the feature e.g.: a Pool includes all tiling, drainage, M&E, heating and filtration components. A wet changing village includes all necessary: lockers, Cubical, Toilets and Showers.

All non-fixed components are excluded from Scope and will be provided by the Operator (and either funded by the Council or Operator) eg; Office equipment, All gym equipment, cycle spin equipment, AV equipment, all pool accessories such as lane floats. But all fittings will be installed by the Contractor.

Table 1 – High Level Council Requirements

| Ref | Feature | High Level Requirement | MoSCoW |
|-----|-----------|--|--------|
| R01 | General | Develop new swimming and fitness facilities as a single storey extension to the existing Shrewsbury Sports Village | Must |
| R02 | General | The floor plan to be as efficient as possible, minimising circulation space and straight forward to negotiate. | Must |
| R03 | Entrance | Entrance Lobby with new café for 40-50 covers | Must |
| R04 | Entrance | Reception desk joined with Café | Must |
| R05 | Entrance | Public Toilets accessible from the Lobby | Must |
| R06 | Entrance | Turnstiles (configurable to allow open or membership access) - installed after Reception Desk/Cafe and Toilets | Must |
| R07 | Entrance | 1 large Soft play area - with family seating and access to café | Must |
| R08 | Main Pool | 8 lane x 25m main competition pool (but suitable for community swimming) | Must |
| R09 | Main Pool | Spectator seating area overlooking both the main pool and learner pool | Must |
| R10 | Main Pool | Permanent Seating for 250 spectators around main pool | Must |
| R11 | Main Pool | Space around Main pool side for 250 temporary Competition seats | Must |
| R12 | Main Pool | Main pool will include accessible steps into the shallow end | Must |
| R13 | Main Pool | Disabled pool access - the main pool shall have a platform lift or pool pod. | Must |
| R14 | Main Pool | Main Pool deep end - to be 1.8 - 2m with raised end for starting blocks and timing pads | Must |

| | | | |
|-----|---------------------|--|------|
| R15 | Main Pool | Main pool shallow end to be 1m deep with turning boards (deep enough to do tumble turns). | Must |
| R16 | Main Pool | Main Pool gradient to be circa 1:17 | Must |
| R17 | Main Pool | Main pool cover | Must |
| R18 | Wet Changing | Single Changing Village (Unisex) servicing both Pools inc all elements: Private Cubicles, Private Showers, Lockers | Must |
| R19 | Wet Changing | 2 Group changing rooms accessible off the Changing Village | Must |
| R20 | Wet Changing | Changing Places facility | Must |
| R21 | Wet Changing | Disabled changing rooms and toilets | Must |
| R22 | Wet Changing | Single sex Toilets | Must |
| R23 | Wet Changing | Shower Cubicles | Must |
| R24 | Learner Pool | 17 x 10 m learner pool | Must |
| R25 | Learner Pool | Learner Pool will include accessible steps into the shallow end | Must |
| R26 | Learner Pool | The learner pool shall be 1.8m deep (depth determined by having a Moveable floor) | Must |
| R27 | Learner Pool | Disabled pool access - The learner pool will have a platform lift or pool pod | Must |
| R28 | Learner Pool | Shall include a moveable (floating) floor. | Must |
| R29 | Learner Pool | The learner pool will be accessed by self-deploying steps linked to the moveable floor | Must |
| R30 | Learner Pool | The moveable floor shall act as the pool cover when not in use. | Must |
| R31 | Learner Pool | The learner pool shall be suitable for children's swim parties - and include a suitable module eg: | Must |
| R32 | Learner Pool | The learner pool surround to be level decked and continuous with the main pool surround | Must |
| R33 | Fitness & wellbeing | 130 stations in fitness gym (as front extension to Building) | Must |
| R34 | Fitness & wellbeing | 1st Large dance studio which can be divided in two and linked to old Café | Must |
| R35 | Fitness & wellbeing | 2nd New Dance Studio (In former Climbing wall) | Must |
| R36 | Fitness & wellbeing | 1 Group cycle studio (In former Boc 12 studio) | Must |
| R37 | Fitness & wellbeing | 1 Wellness Centre (Inerva/ Shape-master/ rehabilitation) Centre with at least 12 units | Must |
| R38 | Fitness & wellbeing | Community meeting/ Party Rooms (in old Gym/Squash Court) | Must |
| R39 | Fitness & wellbeing | Consultation room/ Meeting Room (In old Spin Studio and Gym) | Must |
| R40 | Fitness & wellbeing | Health & Fitness changing to be provided from within existing facilities and re-decorated | Must |
| R41 | Fitness & wellbeing | Retain existing 8 court sports hall | Must |
| R42 | Fitness & wellbeing | Retain existing football and outdoor sports facilities | Must |
| R43 | Fitness & wellbeing | The existing fitness gym (former squash courts) to be redeveloped and used as part of the project | Must |
| R44 | Fitness & wellbeing | Direct access to be maintained through the main entrance to the football facilities | Must |

| | | | |
|-----|---------------------|---|------|
| R45 | Fitness & wellbeing | Circulation links to the existing facilities to be maintained with a clear wayfinding strategy. | Must |
| R46 | Environment | Meet the Council Policy of all new Buildings achieving BREEAM Excellent | Must |
| R47 | Environment | Include air source heat pumps | Must |
| R48 | Environment | Include photo-voltaic for electricity production | Must |
| R49 | Environment | Developed in parallel with any adjacent developments by Shropshire Council to co-ordinate Planning & Access | Must |
| R50 | Environment | New Build Extension should be all electrically operated | Must |
| R51 | External | Additional Parking outside the Bowls Centre and on east of site and elsewhere on site subject to the results of the transport study | Must |
| R52 | External | Reconfigure car park and circulation to accommodate new building | Must |
| R53 | External | Re-landscape boundary with Sundorne Road - to provide greater visibility to new Centre and demolish the old caretaker's house. | Must |
| R54 | External | Re-landscape surrounding area - reconfiguring all hard and soft landscaping and making good and enhancing the tree cover and bio-diversity. | Must |
| R55 | External | Enhance and add additional cycle access paths inc: from Sundorne Road, from the old canal and across site. | Must |
| R56 | External | Ensure site safety and prevention of illegal access (Gates and Bollards) | Must |
| R57 | External | Enhance signage | Must |

4.5 Sports Village - Site Details

The site is located on the north-eastern edge of Shrewsbury with access off the Sundorne road close to the Shrewsbury eastern bypass. The site and its extensive grounds are owned by Shropshire Council.

Figure 1. Site location



Figure 2. Site Plan

The proposal is for single storey extension to the existing Shrewsbury Sports Village site

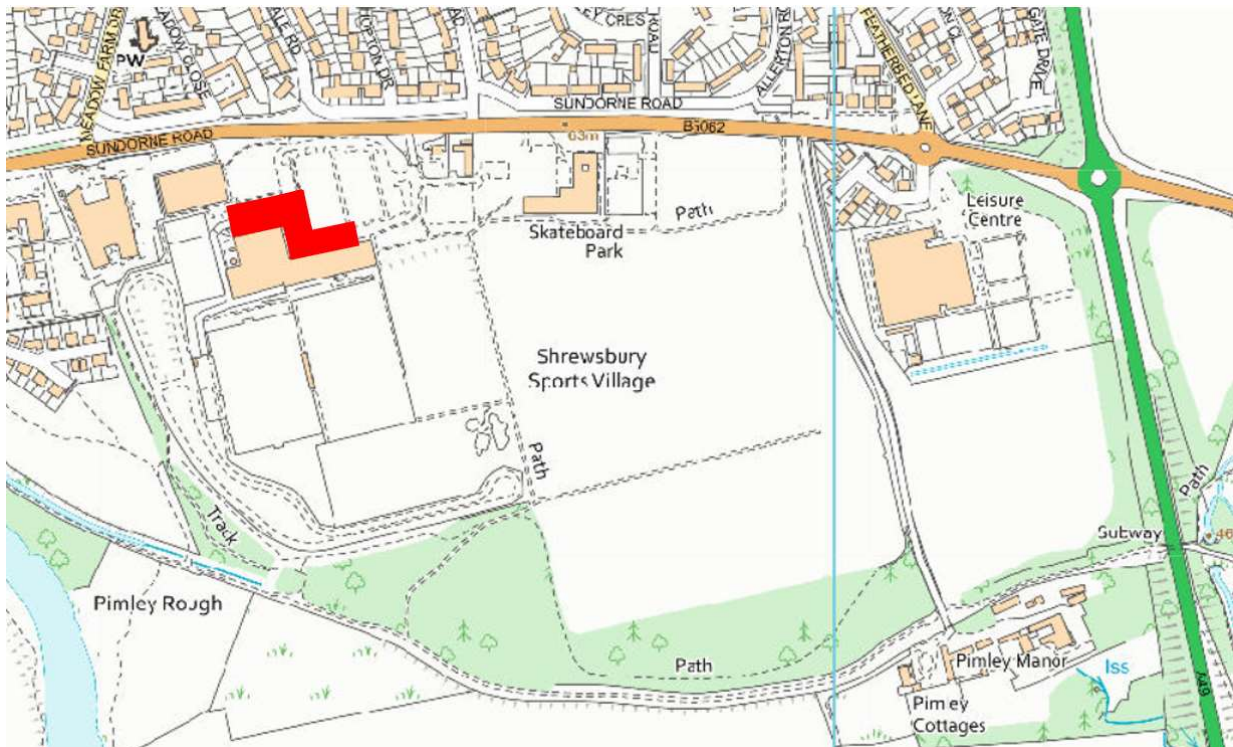


Figure 3. Council Land Ownership

The site and surrounding playing fields are in the Freehold ownership of Shropshire Council

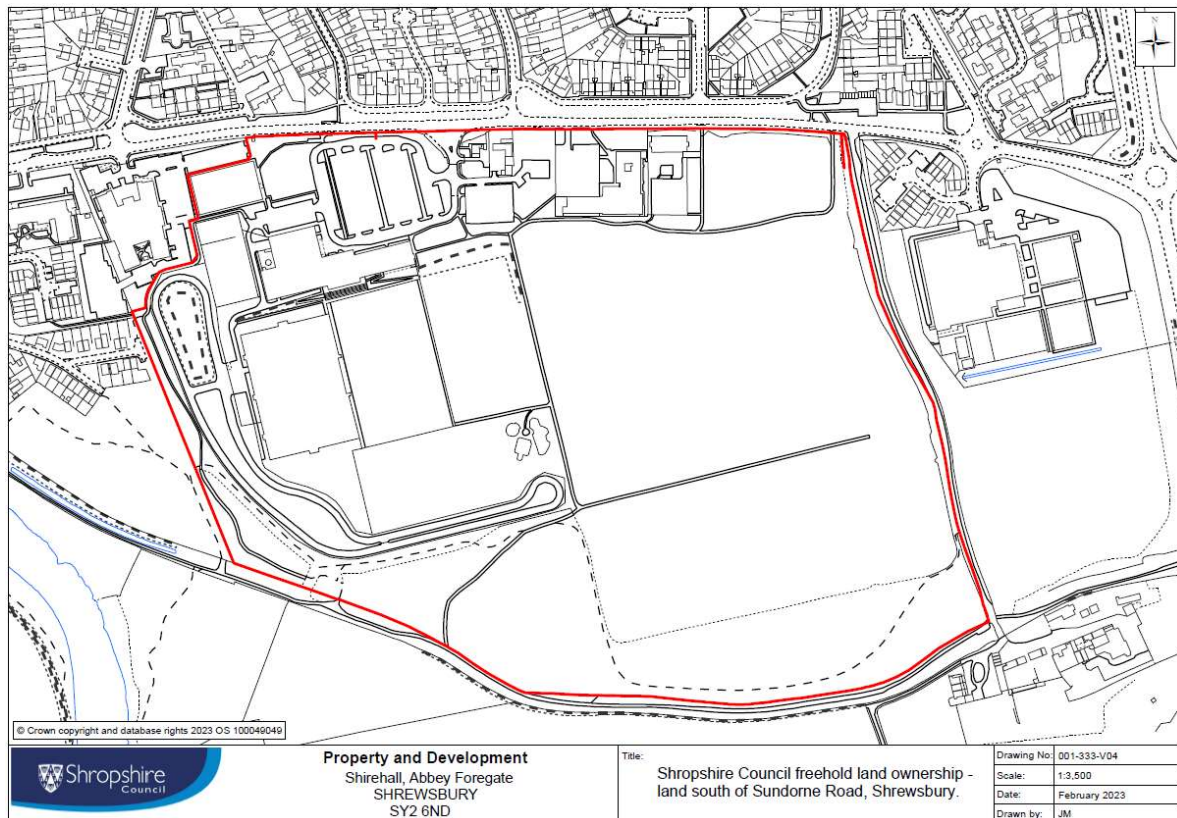


Figure 4. Access by Public Transport

The site is currently accessible from Shrewsbury Town Centre Mon-Sat via the Arriva 24 bus



Figure 5. Access by Cycle Routes

The site is accessible from Shrewsbury Town Centre a number of Local and National Cycle paths – accessing the site via the old canal.



5. The Strategic Case

5.1 The Project Objectives

Through the development of a single-storey extension to the existing Shrewsbury Sports Village, the project will provide for Shrewsbury and the surround catchment area new pool and fitness facilities which:

- are more cost effective to operate
- are more carbon efficient
- have a wider range of fitness and leisure facilities which will appeal to a more diverse section of the community
- are easier access for people with disabilities and the elderly
- offer a new, high quality pool facilities for: swimming lessons, general swimming, water-based activities, swimming club use and County based competitions
- are more financial viable through an improved revenue stream.

5.2 Matching to Council Strategic Goals

Providing new and financially viability Swimming and fitness facilities in Shrewsbury will address the following strategic goals and policies for Shropshire Council:

- **Health and Wellbeing Priorities –**
 - *identified in the Shropshire Sustainability and Transformation Plan 2016-2021 – including tackling: dementia, rising obesity, child poverty and the aging population.*
- **The Shropshire Plan - Healthy people -**
 - *We'll tackle inequalities, including rural inequalities, and poverty in all its forms, providing early support and interventions that reduce risk and enable children, young people, adults, and families to achieve their full potential and enjoy life.*
 - *We'll support Shropshire residents to take responsibility for their own health and wellbeing, choosing healthy lifestyles and preventing ill-health, reducing the need for long-term or hospital care.*
- **The Shropshire Plan - Healthy Economy:**
 - *We'll develop Shropshire as a vibrant destination that attracts people to live in, work in, learn in and visit.*
 - *We'll deliver excellent connectivity and infrastructure, and increasing access to social contact, employment, education, services, and leisure opportunities.*
- **The Shropshire Plan - Healthy Environment:**
 - *We'll deliver the council's Corporate Climate Change Strategy and Action Plan, promoting the means to tackle climate change and reduce our carbon footprint, including the adoption of low-carbon energy for our assets and for communities.*
- **The Shropshire Plan - Healthy Organisation:**

- *We will communicate clearly and transparently about what Shropshire Council delivers, signposting to the right places for services and support, and listen to what communities say about their place and what they need.*
 - *We'll put our resources in the right place using accurate data, insights, and evidence to support the delivery of the organisation's priorities and balance the books.*
- **Vibrant Shropshire Cultural Strategy 2021-31:**
 - *Using culture to support people to be active, happy, healthy, and connected*
 - *Help deliver health and wellbeing programmes, including the Integrated Care System, social prescribing, exercise on referral, physical activity, and mental health initiatives, working in partnership with the NHS and other health and care providers*
 - *Transform leisure provision in Shropshire, so that there's a more joined-up, commercial approach that works with local communities for the benefit of all*
- **Leisure Indoor Facilities Strategy**
 - *To work with partners to support the people of Shropshire to live longer, healthier and quality lives through sport and physical activity, with a focus on younger and older people*
 - *To support the resilience of local communities and the development of Place by strengthening local communities through sport and physical activity*
 - *To support economic growth by developing opportunities for people to reach their full potential by providing employment, volunteering and tourism opportunities*
 - *To take a cross county place-based approach to the delivery of high-quality leisure facilities through targeted investment, partnership opportunities, community empowerment and commercial acumen to reduce levels of subsidy*
 - *To aim to reduce our carbon footprint in line with the commitment of Shropshire Council to the declaration of Climate emergency to become carbon neutral by 2030.*
- **Meeting Statutory Responsibilities:**
 - *There is a negative impact from young children not being able to learn to swim which is an important life skill. Primary schools have a statutory duty to provide swimming lessons for children up to Key Stage 2 Level (students up-to 10 years), which they will struggle to fulfil.*

6. Objectives Appraisal

6.1 Introduction

This section considers the costs and benefits of the proposal and how it addresses the issues and meets the objectives of the Council. The appraisal considers the following two positions against which to compare the preferred options:

1. Status Quo The Sports Village and Quarry pool would remain un-altered
2. Transform Transform the Sports village creating new pools, fitness, and wellbeing facilities

It should be stressed that this appraisal does not consider the future of the Quarry site as no decision has been made by the Council on the future of the Quarry. This report only considers the benefits of a new extension to the Sports Village. The Council policy intent is to safeguard the continuity of swimming provision but to look at the future options for the Quarry is a subsequent feasibility study before a decision and public consultation is made.

6.2 Status Quo Option

In this option, the current situation in Shrewsbury would remain – unaltered; with no re-development or enhancement of facilities being undertaken but maintained and remain open as-is.

Current facilities

There are currently two leisure facilities in Shrewsbury owned by Shropshire Council and managed by Shropshire Community Leisure Trust/ Serco:

- Shrewsbury Sports Village - opened 2005. Facilities include air-conditioned fitness suite, 8-court sports hall, spin studio, indoor bowls centre, bouldering & climbing wall, dance studio, functional fitness area and cafe. Outdoor facilities include 16 football pitches, full-size artificial turf pitch, floodlit cycle track, 4 floodlit multi-use tennis/netball courts and skate park.
- Quarry Swimming & Fitness Centre - opened 1864 – extensive modernisation/extension in 1968/69 - refurbishment 1994. Facilities include four swimming pools, air-conditioned fitness centre, small studio and café.

Table 2 – Summary of Current Facilities in Shrewsbury

| Summary of Current Quarry Facilities | Shrewsbury Sports Village Facilities |
|---|--|
| Main Pool – 6 lane, 33.3 m x 12.8 m Water flume Diving Boards: 1 m, 3m and 5m Spectator Seating: 300 | Cycle Spin Studio (21) units Fitness Gym (33) Stations |
| Priory Pool – 25.5m x 9.5m Claremont Pool – 17m x 9.5m Teaching Pool - 10.5m x 6.5m Fitness suite - 37 gym stations Catering area – 30 Covers Meeting Room Total Water Space 898 sq m | Kitchen Servery (60 Covers) Main Hall (8 Badminton/ 2 Futsal Pitches) Box 12 – Boxing Studio 4 x Outdoor Tennis/ Netball pitches 16 x Football Pitches inc Show Pitch and Meeting Room Shrewsbury Town – Football Academy, Office + Meeting Room |
| | Outdoor Cycle Track |
| On-site parking spaces: 13 (inc 2 disabled) | On-site parking spaces: 285 |

Operating Costs

The contract for these facilities was extended in August 2022 for a further 5 years. The current annual subsidy for this contract has increased, due to recovery rates not yet returning to pre-Covid levels, and financial pressures on utilities, chemicals, staff costs and general inflation.

Energy Use and Carbon Footprint

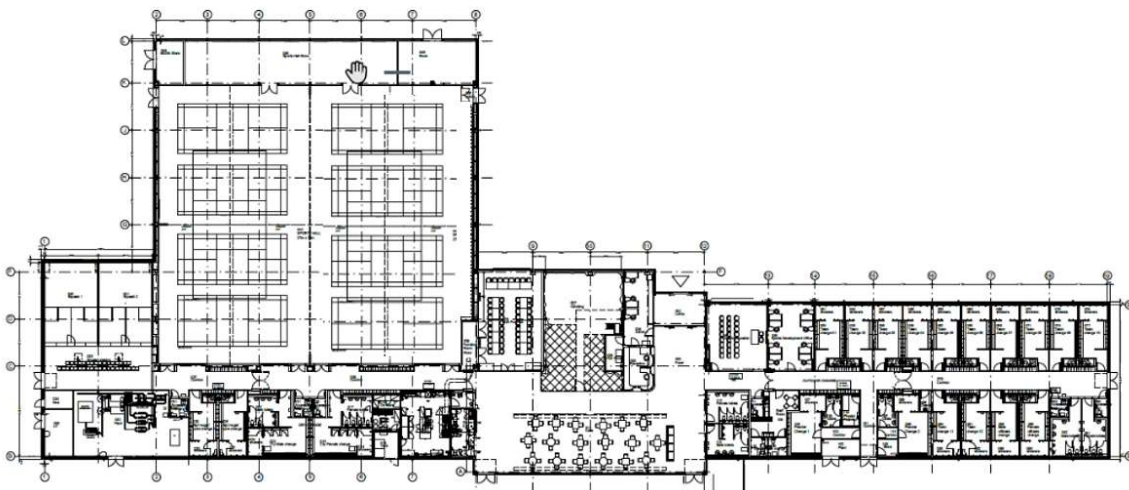
Swimming pools and leisure centres are traditional high energy users. The full energy utilisation and Carbon impact of the Shrewsbury Sports Village since 2014 are presented in Appendix 4. Energy use was relatively stable at both sites during 2014 to 2015, but dropped significantly in 2020 as a result of both sites being closed for long periods as a result of the Covid Pandemic lock down. The Bowls centre at the Sports Village being a slight exception as this was used as a vaccination centre for a period.

Table 3 – Power and Carbon Data for Sports Village

| Shrewsbury Sports Village | Year | Total KWh | Total CO2 Kg | Cost £ pa |
|----------------------------|------|------------------|----------------|-----------------|
| Total gas & electric | 2014 | 1,302,966 | 243,974 | £130,133 |
| Total gas & electric | 2015 | 1,264,751 | 236,729 | £125,235 |
| Total gas & electric | 2016 | 1,150,231 | 215,547 | £116,938 |
| Total gas & electric | 2017 | 1,245,170 | 232,439 | £115,800 |
| Total gas & electric | 2018 | 1,163,629 | 217,367 | £110,004 |
| Total gas & electric | 2019 | 1,203,334 | 224,430 | £109,512 |
| Total gas & electric | 2020 | 721,517 | 134,590 | £65,932 |
| Total gas & electric | 2021 | 1,086,945 | 203,263 | £105,407 |
| Total gas & electric | 2022 | 1,043,399 | 194,525 | £94,041 |
| Average (2014-19) | | 1,221,680 | 228,414 | £117,937 |
| +/- 95% Conf limits | | 43,613 | 8,205 | £6,037 |

The data shows that in a normal operating year, the Sports Village consumes on average 1.30 million Kwhrs of power and produces 410 tonnes of CO2 per annum. It is the Council policy to become Carbon neutral on it's buildings by 2035 and the project will need to make a major contribution to reducing carbon and energy if the project is to support the Councils Carbon reduction aims.

Figure 6. Current Layout – Shrewsbury Sports Village



6.3 Transform Sports Village Option

Summary of Option

In this option, the Council would transform the Sports village creating new pools, fitness and wellbeing facilities at the Sundorne Road site. Once opened the Council would evaluate the viability of maintaining the Quarry site but the assumption in this business case is that the Quarry site would close and be re-developed with an alternative use.

A feasibility study was commissioned by the Council in December 2022 from the Architects Robert's Limbrick. The output includes design layouts up to the RIBA Stage 1 standard together with details cost estimates for completion the project. Full details are in Appendix 3.

Figure 7. – Proposed layout by Robert's Limbrick Architects

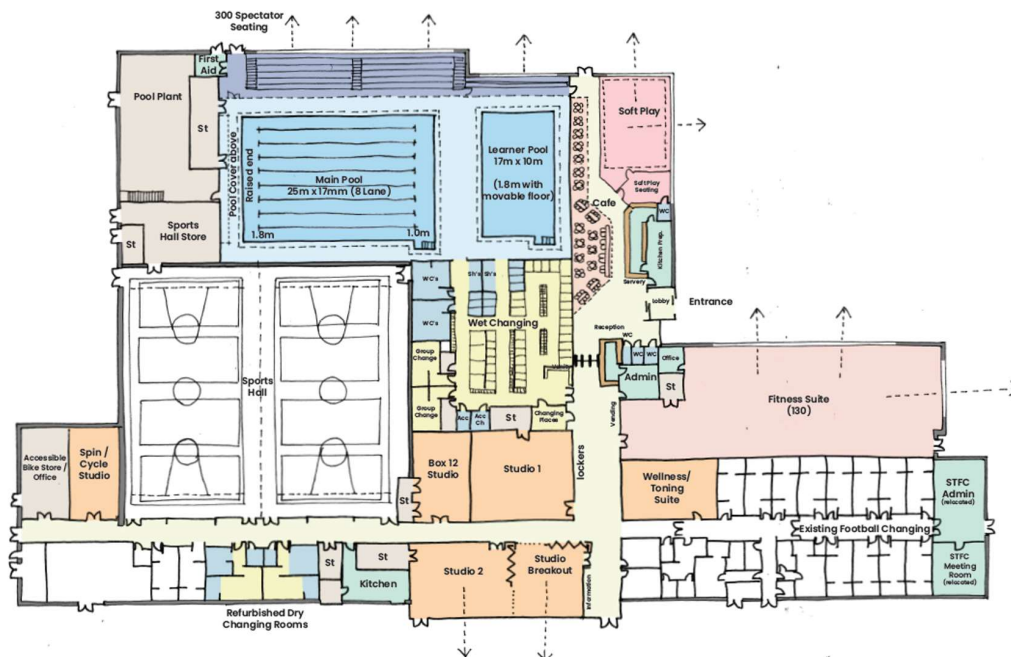
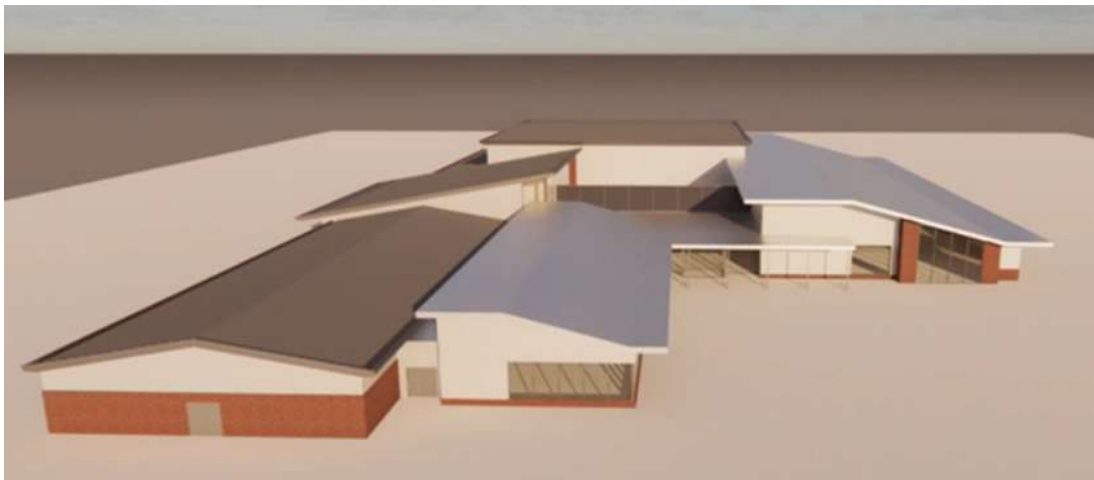


Figure 8. Concept View - by Robert's Limbrick Architects





New Facilities Proposed

A summary of the proposed features and who will be the primary beneficiaries includes:

Table 4 – Features and Benefits of the Proposal

| Ref | Features | Beneficiaries |
|------------|---|---|
| 1 | Main pool 8 lane 25 x 17 m – Competition standard | All swimmers and Clubs - Young to elderly all genders |
| 2 | Spectator seating for 250 and sufficient space pool side to accommodate 250 competitors. | Family viewing and competition goers |
| 3 | 17 x 10m learner pool with a moveable floor + other modules | Learner swimming, Children's swim parties and specialist swimming activities – All ages and genders |
| 4 | 130 station health and fitness suite | Active Adults & Youth - all ages and genders |
| 5 | 2 gym and dance studios | Active Adults & Youth- all ages and genders |
| 6 | 1 group cycling studio | Active Adults & Youth - all ages and genders |
| 7 | Cafe with at least 50 covers. | Open to Public – local attraction to all |
| 8 | New Soft Play Area | Children and Families |
| 9 | New Wellness and toning Centre (e.g.: Inerva Suite or similar supplier) | Elderly and Convalescent adults |
| 10 | Retain the existing 8 court sports hall, plus supporting football and outdoor sport facilities, inc 4 x MUGA and Cycle track. Retain Bowls Hall | Active Youth and Adult Team sports |

The total water area provided would be 595 square metres.

Swimming Proposals

The purpose of the pool is primarily for teaching, club use and general leisure and may be used for local and County competitions and galas. The inclusion of a moveable floor to allow the pool depth to be varied for teaching is essential to allow a variety of uses to be accommodated. The combination of two pools an 8- lane main pool of 25 metre length and a Learner Pool of 17 x 10 meters with a moveable floor would accommodate the following activities:

- Parents, carers and toddlers water familiarisation.
- Learning to swim - for very small children.
- Learning to swim older children and adults.
- Competition swimming - training and events.
- Teaching shallow dives and racing starts.
- Swimming for fun and enjoyment.
- Swimming for fun and enjoyment with floating play equipment.
- Swimming for fitness - Aquacise and exercise in water classes for obese persons.
- Swimming for fitness - lane swimming.
- Use by persons with a disability including spinal problems.
- Synchronised swimming – low level training.
- Mini water polo.
- Water polo - for training, local league, or other low-level competition.
- Water polo - higher standard of play above training, local league, or other low level.
- Sub-aqua training.
- Canoe practice.
- Lifesaving Practice.
- Octopush.

The new facility would be capable of hosting local County based competition. see competition sections below. Swim England has identified the best depths required for different activities – and this table matches each event to the pool proposals:

Table 5 – Matching of Water Activities to Proposal Pools (Based on Swim England Guidance)

| Activities and Water Depths Required (Swim England Guidance) | Proposed Main Pool | Proposed Learner Pool |
|--|--------------------|-----------------------|
| Parents, carers, and toddlers requiring water familiarisation and confidence - 0.2 to 0.6 m | | Yes |
| Learning to swim - for very small children - 0.6 to 0.8-metres. | | Yes |
| Learning to swim older children and others, including adults 0.9-metres upwards. | Yes | |
| Competition swimming - training and events preferred depth - 1.0-metres; minimum depth of 0.9m to permit tumble turns. Preferred minimum depth for starts off a starting block would be 1.2-metres | Yes | |
| Teaching shallow dives and racing starts - minimum depth of 1.8-metres. | Yes | |
| Swimming for fun and enjoyment minimum 0.9-metres plus, preferred 1.0-metres plus | Yes | Yes |
| Swimming for fun and enjoyment with floating play equipment preferred min 1.0 metres + | Yes | Yes |
| Swimming for fitness - Aquacise and exercise in water classes for obese persons 0.9-metres plus, preferred 1.0m plus. | Yes | Yes |
| Swimming for fitness - lane swimming 0.9-metres plus, preferred 1.0-metres plus. | Yes | |
| Use by persons with a disability - depth depends upon type of disability but for adults with spinal problems a minimum depth of 1.2-metres is required | Yes | Yes |

| | | |
|--|-----|-----|
| Synchronised swimming – low level training 1.8-metres deep | Yes | |
| Synchronised swimming – advanced training 1.8-metres deep with an area of 10-metres x 12-metres x 2.4-metres deep. | No | No |
| Mini water polo – water 0.9-metres plus. | Yes | Yes |
| Water polo: for training, local league or other low-level competition requires a including an area of water 1.8-metres or deeper and preferred minimum depth at shallow end of 1.2-metres. | Yes | Yes |
| Water polo - higher standard of play above training, local league or other low competition, 1.8-metres deep throughout the playing area is required | Yes | Yes |
| Sub-aqua training - an area of water minimum 1.5-metres deep. | Yes | Yes |
| Canoe practice - an area of water minimum 1.5-metres deep. | Yes | Yes |
| Lifesaving and practice – 1.8-metres deep. | Yes | Yes |
| Octopush – minimum 1.2-metres, ideal 2.0-metres deep. | Yes | Yes |

Pool Type and Suitability for Swimming Competitions

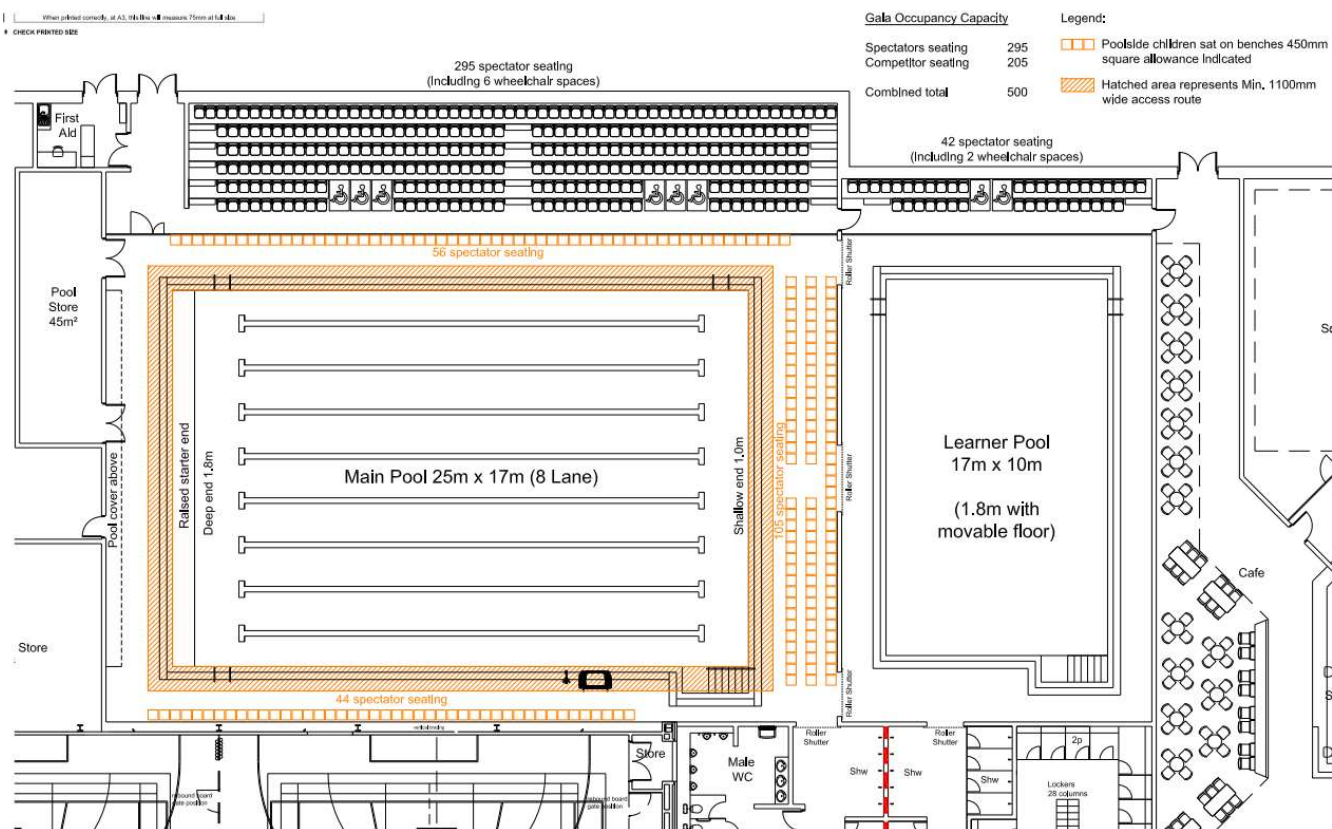
Swim England identifies 4 levels of Swimming Competitions:

- Level 1 Meets - are long course (50m) only and cover National, Regional and County Championships. Their purpose is to enable athletes to achieve qualifying times for entry into National, Regional and County Championships.
- Level 2 - Meets are short course (25m) only and cover National, Regional and County Championships. Their purpose is to enable athletes to achieve qualifying times for entry into National, Regional and County Championships in short course.
- Level 3 Meets are long and short course events. Their purpose is to enable athletes to achieve times for entry into Regional and County Championships and other Meets at Level 1 or Level 2.
- Level 4 Meets - are entry level events in pools 25m or greater. Borough Championships are an example. They are for inexperienced athletes and swimmers seeking to compete outside their club environment. If times are good athletes progress to Level 3 Meets.

The proposal for Shrewsbury is to have a 25-metre short Pool, which would be able to host Level 2, 3 and 4 Meets, up to County Level. The Proposal would match the minimum requirements for such events.

Swim England guidelines outline the design requirements for a Type 2 swimming pool which are suitable for County level competitions. These pools are to be used for general community swimming and which is also capable of providing for swimming competitions and swimming club training, synchronized swimming and water polo. The Pool must be 25 meters long (plus 0.03metres to accommodate timing pads). As a minimum they recommend 8 lanes with seating for 250 Spectator and 250 competitors. In this proposal, we will meet the recommended spectator seats, through a combination of pool side space and seating have spec for the competitors.

Figure 9 – Proposed layout of Competition Pool Hall



Power use and Carbon Footprint

Swimming pools and leisure centres are large consumers of power and generate large volumes of CO₂. For instance the Quarry Swimming and Fitness Centre does not meet modern energy efficiency standards, and this combined with the fact it has a gas heating system, makes the current facility is one of the largest producers of carbon emissions in the council estate, second only to Shire Hall. When operating fully, the pool uses more than 3,500,000 kw hours of power and generates over 650,000 Kg of CO₂ per annum. By contrast the new pool at Whitchurch will be very thermally efficient and is being developed with an all-electric solution which has the potential to be carbon neutral if the electricity is purchased from a renewable energy supplier.

The construction of this project will generate CO₂ – this will be calculated during the design stage and the project will liaise with the Carbon Team to investigate the opportunities to offset the Construction impact. However once operational the new facility will have a positive impact on CO₂. Swimming pools are large users of energy.

The new facility would therefore be more energy efficient than the current Sports Village and. It is proposed that the Sports Village extension would be an all electric facility which would further reduce CO₂ production. The new facility would be designed and built to sustainable building principles, including striving to achieve the BREEAM Excellent standard and make use of renewable energy though the installation of Photovoltaic Cells and air source heat pumps. Energy and CO₂ calculations are contained in Appendix 4.

It is proposed that the new facilities at the Sports Village should be built to BREEAM Excellent standard and would be thermally efficient to minimise heat and energy loss. The aim would be to be carbon neutral in operation, and this would be achieved by the installation of an all-electric heating system supported by photo-voltaic cells and air source heat pumps. By being all electric the operator would be able to purchase power from a renewable energy supplier making the new facility carbon neutral in operation. In addition, the development at the Sports Village would allow new EV car charging points to be installed so visitors by electric car can also be carbon neutral.

Car Parking

Car parking is essential to a successful pool and leisure centre. The current makes up of facilities at the Sports Village can result in peak periods of car park use when Football events are held on Saturdays during the season and on football evenings. For most of the time the car parking is under-utilised and reflects the overall under-utilisation of the facility.

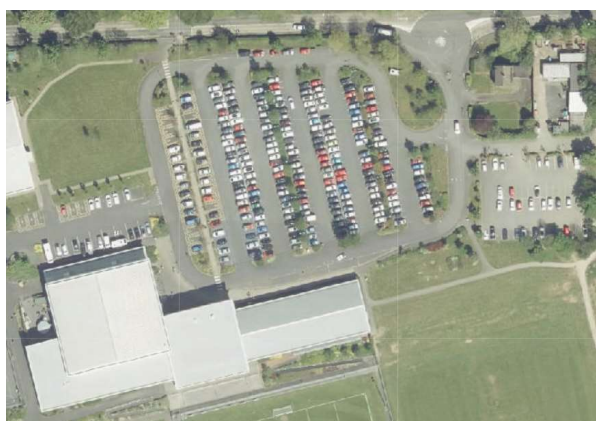
Following the transformation, it is expected that there will be a high demand for car parking on every day of the week and throughout the day, with period of excess demand when football tournaments and other major events are being held. In summary, the Transformation will need to maintain current car park levels and identify options for when there is peak demand.

The Sports Village currently has 285 parking spaces, including spaces for minibuses and some limited Coach waiting areas. There is also an overflow parking area to the east of the access road which can accommodate 55 cars, giving a total on site of available 340 spaces.

The proposed transformation will extend the building onto part of the existing car park resulting in the loss of 114 spaces (a -34% reduction), leaving only 226 spaces.

Figure 10 – Impact on Parking

Existing Parking at Sports Village
340 Current Spaces



Impact of proposal on existing Parking at Sports Village – loss of 114 spaces



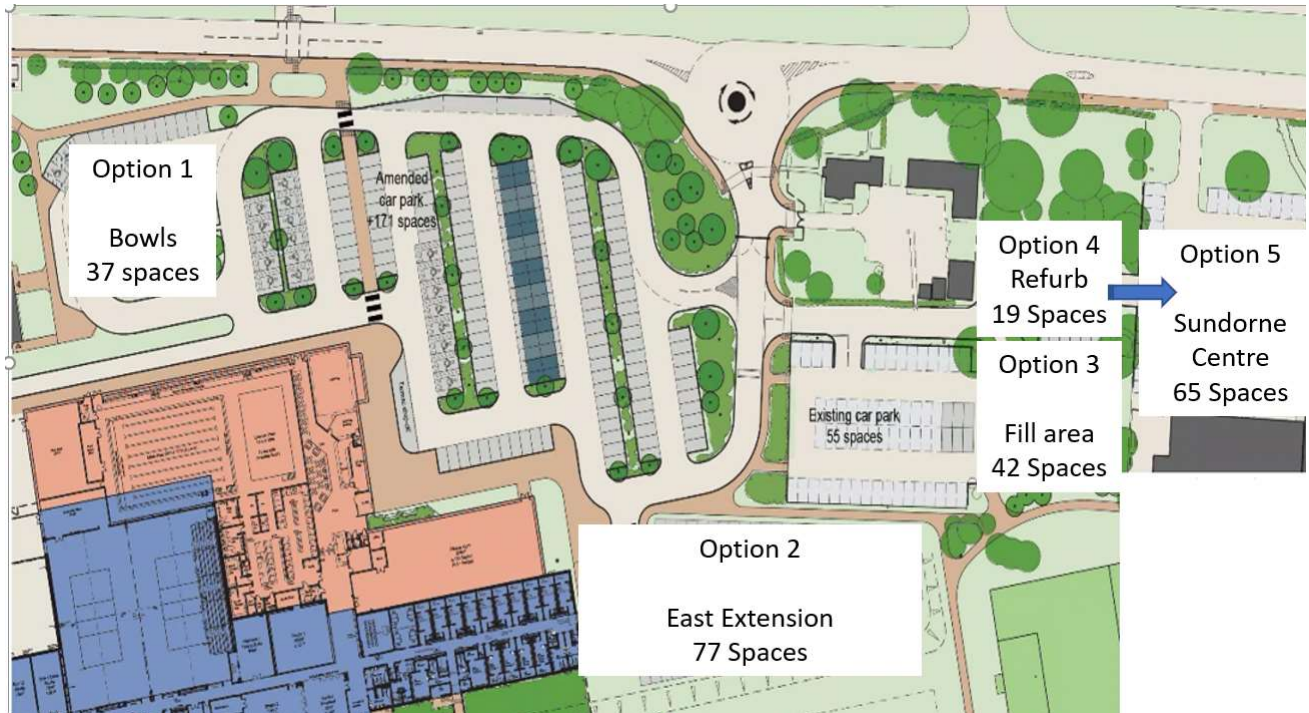
This loss would need to be made good and additional options for parking identified for times of peak demand. The proposal is therefore to create additional parking on the site and this could include the following options:

- Option 1: New parking in front of bowls centre – 37 spaces
- Option 2: Extension on East side of Building – 77 Spaces
- Option 3: Refurb existing overflow parking – 19 Spaces
- Option 4: Further Extension to fill area - 42 Spaces

- Option 5 - Link through to existing parking at Sundorne Youth Centre – 65 spaces

If all options were implemented – this would give a total of 466 parking spaces. This would exceed the current 340 spaces, a +31% increase. This is illustrated below.

Figure 11. Potential car parking options



6.4 Matching Options against Council priorities

The following table is a benefits appraisal where each of the options is compared against the goals of the project and the Council's strategies. The appraisal is based on the following simple scoring systems – where each option is assigned points on the following basis:

- 0 points – Where the Option fails to meet the goal
- 1 point – Where the option partially meet the goal;
- 2 points - Where the option fully meets the goal.

The recommended option will be the one which scores the highest.

Table 6 – Matching of Proposal against Shropshire Council Policy Goals

| # | Shropshire Council Policy Goals | Option 1 Status Quo | Option 2 Transform Sports Village |
|----|--|------------------------|---|
| 1 | Shropshire Sustainability and Transformation Plan 2016-2021: <ul style="list-style-type: none"> • <i>Tackling: dementia, rising obesity, child poverty and the aging population</i> | 1 | 2 |
| 2 | The Shropshire Plan - Healthy people: <ul style="list-style-type: none"> • <i>Support Shropshire residents to take responsibility for their own health and wellbeing, choosing healthy lifestyles and preventing ill-health, reducing the need for long-term or hospital care.</i> | 1 | 2 |
| 3 | The Shropshire Plan - Healthy Economy: <ul style="list-style-type: none"> • <i>develop a vibrant destination that attracts people to live in, work in, learn in and visit</i> | 1 | 2 |
| 4 | <ul style="list-style-type: none"> • <i>deliver excellent connectivity and infrastructure, and increasing access to social contact, employment, education, services and leisure opportunities</i> | 1 | 2 |
| 5 | The Shropshire Plan - Healthy Environment: <ul style="list-style-type: none"> • <i>reduce our carbon footprint, including the adoption of low-carbon energy for our assets and for communities</i> | 0 | 1 |
| 6 | The Shropshire Plan - Healthy Organisation: <ul style="list-style-type: none"> • <i>We will communicate clearly and transparently about what Shropshire Council delivers, signposting to the right places for services and support, and listen to what communities say about their place and what they need.</i> | 1 | 2 |
| 7 | <ul style="list-style-type: none"> • <i>We'll put our resources in the right place using accurate data, insights, and evidence to support the delivery of the organisation's priorities and balance the books.</i> | 0 | 2 |
| 8 | Vibrant Shropshire Cultural Strategy 2021-31: <ul style="list-style-type: none"> • <i>Help deliver health and wellbeing programmes, including the Integrated Care System, social prescribing, exercise on referral, physical activity and mental health initiatives, working in partnership with the NHS and other health and care providers</i> | 1 | 2 |
| 9 | <ul style="list-style-type: none"> • <i>Transform leisure provision in Shropshire, so that there's a more joined-up, commercial approach that works with local communities for the benefit of all</i> | 0 | 2 |
| 10 | Leisure Indoor Facilities Strategy: <ul style="list-style-type: none"> • <i>To work with partners to support the people of Shropshire to live longer, healthier and quality lives through sport and physical activity, with a focus on younger and older people</i> | 1 | 2 |

| | | | |
|--------------------------------------|---|-----------|-----------|
| 11 | <ul style="list-style-type: none"> To support the resilience of local communities and the development of Place by strengthening local communities through sport and physical activity | 1 | 2 |
| 12 | <ul style="list-style-type: none"> To support economic growth by developing opportunities for people to reach their full potential by providing employment, volunteering and tourism opportunities | 1 | 2 |
| 13 | <ul style="list-style-type: none"> To take a cross county place-based approach to the delivery of high-quality leisure facilities through targeted investment, partnership opportunities, community empowerment and commercial acumen in order to reduce levels of subsidy | 0 | 2 |
| 14 | <ul style="list-style-type: none"> To aim to reduce our carbon footprint in line with the commitment of Shropshire Council to the declaration of Climate emergency to become carbon neutral by 2030. | 0 | 1 |
| 15 | <p>Statutory Responsibilities:</p> <ul style="list-style-type: none"> Providing a facility to enable Primary schools to meet their Statutory duty to provide swimming lessons for children up to Key Stage 2 | 1 | 2 |
| Total Score – for Each Option | | 10 | 28 |

The recommended option will be the one which scores the highest.

Table 7 – Matching of the Proposal against the Shropshire Plan

| Shropshire Plan Goals | Strategic Fit |
|---|--|
| <p>The Shropshire Plan - Healthy people:</p> <ul style="list-style-type: none"> Support Shropshire residents to take responsibility for their own health and wellbeing, choosing healthy lifestyles and preventing ill-health, reducing the need for long-term or hospital care. | The proposal will provide new and extended fitness facilities. The scope includes specific facilities to aid wellbeing for all generations |
| <p>The Shropshire Plan - Healthy Economy:</p> <ul style="list-style-type: none"> develop a vibrant destination that attracts people to live in, work in, learn in and visit deliver excellent connectivity and infrastructure, and increasing access to social contact, employment, education, services and leisure opportunities | <p>The new swimming and fitness facilities are an essential attraction for attracting new residents</p> <p>The facility will provide major new leisure opportunities to Shrewsbury and the surrounding communities</p> |
| <p>The Shropshire Plan - Healthy Environment:</p> <ul style="list-style-type: none"> reduce our carbon footprint, including the adoption of low-carbon energy for our assets and for communities | The new facility will be energy efficient and reduce the current Carbon footprint of leisure in Shrewsbury by over 50% |
| <p>The Shropshire Plan - Healthy Organisation:</p> <ul style="list-style-type: none"> We will communicate clearly and transparently about what Shropshire Council delivers, signposting to the right places for services and support, and listen to what communities say about their place and what they need. | The proposals will be subject to full consultation and have been developed to provide fitness and wellbeing facilities that meet the need of the whole population |
| <ul style="list-style-type: none"> We'll put our resources in the right place using accurate data, insights, and evidence to support the delivery of the organisation's priorities and balance the books. | The facility will be more efficient to run and attract sufficient new income to become as near self-financing as possible and so support balancing the books |

Providing a facility to enable local primary schools to meet their statutory duty to provide swimming lessons for children up to Key Stage 2

On the basis of this options appraisal Option 2 – to Transform the Sports Village, has the best fit to the relevant Council policies compared to the status Quo.

6.4 Matching of options against project objectives

The following table is a benefits appraisal of the options against the project objectives – using the same scoring mechanism as above:

0 points – Where the Option fails to meet the objective.

1 point – Where the option partially meet the objective.

2 points - Where the option fully meets the objective.

Table 8 – Options Appraisal: Comparison of Options against Project Objectives

| # | Project Objectives | Option 1 Status Quo | Option 2 Transform Sports Village | Rationale |
|---|---|------------------------|--|---|
| 1 | More cost effective to operate | 0 | 1 | Option 2 is forecast to reduce the current annual subsidy |
| 2 | More carbon efficient | 0 | 1 | Option 2 is forecast to reduce the annual CO2 emissions by 31% and an average reduction in CO2 of 409.7 tonnes per annum. Swimming pools are large draws on power and will never be carbon neutral- but a modern facility will be far more carbon efficient |
| 3 | A wider range of fitness and leisure facilities which will appeal to a more diverse section of the community. | 0 | 2 | Option 2 will deliver two new dance studios and larger gym and spin studio and play zone. The toning suite and better parking will attract a wider demographic |
| 4 | Ease of access for people with disabilities and the elderly | 1 | 2 | Option 2 will be a single story with greater disabled parking spaces and a level approach |
| 5 | Offer high quality pool facilities for: swimming lessons, general swimming, water-based activities, swimming club use and County based competitions | 1 | 2 | Option 2 will refresh the swimming offering - delivering a new pool hall suitable for a full range of water-based activities. A new high-quality facility will attract larger swimming numbers. |
| 6 | More financially viable through an improved revenue stream | 0 | 2 | Option 2's wider range of facilities will attract increased usage and forecast revenues. |
| | Total Score – for Each Option | 2 | 10 | |

On the basis of this options appraisal Option 2 – to Transform the Sports Village, has the best fit to the project objectives - delivering greater benefits to the Council and users than the current status quo situation.

7. Public Consultation

7.1 Overview and methodology

The Cabinet meeting in January 2024 agreed to a Public Consultation of the Sports Village Transformation Proposals. The consultation ran from 15th March to 8th May 2024 and consisted of two online surveys: one for the general public and one for children and young people. A full report of the consultation and the results is presented in Appendix 2. The aim of the consultation was to gather feedback on the proposed inclusion of a swimming pool and other facilities at the Sports Village.

The consultation was run by in-house teams and conducted through two online surveys: one for the general public and one for children and young people. The surveys were available on the Shropshire Council website and promoted through social media, press releases, posters, and flyers. Paper copies of the surveys were also available at the Quarry Swimming and Fitness Centre, Shrewsbury Sports Village, and other council facilities. The consultation team also held a series of two-day drop in-sessions to answer public questions directly, these were held at the Sports Village, Lantern Centre, Darwin Centre and Quarry Pool and Fitness Centre. Face to face meetings were also held with the Shrewsbury Town Council, Indoor Bowls Club and a number of Head Teachers from primary schools in Shrewsbury.

7.2 Survey Respondents

The surveys asked respondents about their current use sports facilities in Shrewsbury, their satisfaction with the proposed facilities, and their views on the overall proposals. The surveys also included demographic questions and an opportunity for respondents to provide additional comments.

Respondent Profile: In total, 1,367 responses were received to the surveys. 1,287 responded to the main survey either online or through paper copies, and 80 to the youth version of the survey. Most of the survey respondents (95%) submitted their responses as members of the public, but many respondents also identified themselves as speaking on behalf of organisations and groups in Shropshire such as sports groups or Town and Parish Councils. The average age of respondents was fairly consistent with the average age in Shropshire and overall, there was also a good mix of respondents across age groups, including those over 60. Some children and young people responded to the main survey, but 80 completed the youth survey.

Current Usage: Most respondents (69%) were users of one or both of the existing sports facilities in Shrewsbury. However, 31% of respondents do not currently use either centre. Respondents to the youth survey were more likely to be users of the Quarry alone, than they were to be users of the Sports Village alone, though 28% of the youth respondents also reported not using either centre.

7.3 Views on Swimming Proposals

Views on Swimming Proposals: Regarding the proposals for the inclusion of a swimming pool at the Sports Village, the majority of respondents from both surveys (73% in the main survey and 89% of youth survey respondents) were “very satisfied” or “satisfied” with the proposals. There was a minority in the main survey of 19% who were either “dissatisfied” or very dissatisfied” but this figure in the youth survey was only 2%.

Regarding Pool seating - a majority of respondents from both surveys (56% in the main survey and 76% of youth survey respondents) reported feeling that this aspect of the proposals was “adequate” though a significant minority of respondents in both surveys reported having “no opinion” on this feature of the proposals, albeit it is an essential component for holding competitions.

7.4 Views on Fitness and other features

Use of Other Facilities: Of the other new facilities proposed for inclusion, the 130-station health and fitness suite was the most popular among both main survey respondents and youth respondents, with 60% and 41%, respectively, saying they would be most likely to use these facilities.

The two new gym and dance studios were also popular among both respondent groups, for 38% and 34% of the respondents in both groups.

The group cycling studio also had interest from respondents of both surveys, with 23% of main survey respondents and 19% of youth survey respondents saying they would most likely use this.

The new wellness and toning centre which is aimed at older people and those with mobility issues was fairly popular among main survey respondents, with 39% saying they would be most likely to use this facility. As expected only 9% of youth survey respondents said they would most likely use this facility.

Among the additional features proposed for the new centre, the café and seating area was the most popular, with 89% of main survey respondents and 99% of youth survey respondents saying they would be most likely to use this feature.

The new soft play area and the children's splash party were also popular among both respondent groups, with 29% and 34% of main survey respondents and 53% and 55% of youth survey respondents, respectively, saying they would be most likely to use these features.

The Changing Places facility for people with severe disabilities and access needs was also well received, with 19% of main survey respondents and 26% of youth survey respondents saying they would be most likely to use this feature. A Changing Places facility is a toilet and changing room adapted for use by people with severe levels of physical disability that necessitate them to have the help of an assistant. There were several wheelchair users who specifically travelled to the drop-in sessions to discuss the facilities and all who spoke to staff were pleased to see what was being proposed for improved accessibility particularly the easy access steps and 'pool-pods' which are pool side wheelchair lifts.

Views on Facility Mix: When asked whether they felt that there was an adequate mix of facilities proposed for the new centre, most respondents in both the main survey (84%) and the youth survey (99%) said yes. However, the most common comments on the facilities were those requesting the additions they would be likely to use, such as a climbing wall, squash courts, pickleball courts, competition athletics track, as well as diving boards and more fun activities for teens.

7.5 Overall Satisfaction

Overall Satisfaction with the Proposals: The majority of respondents in both surveys were either "very satisfied" or "satisfied" with the proposals overall (90% of youth survey respondents and 70% of respondents to the main survey). While a minority of respondents to the main survey were "dissatisfied" or "very dissatisfied" (21%) - Those who are opposed to the proposals have strong views against them.

7.6 Other Issues

The main themes that emerged from the comments were:

Table 9 – Themes Identified from the Public Consultation

| Themes – Other Comments on Whether Proposals Meet Objectives | Count | % |
|--|-------|-----|
| Concerns about accessibility of transport/traffic/enough parking | 215 | 27% |
| Happy with proposals overall | 118 | 15% |
| Concerns about cost | 95 | 12% |
| Concerns about closure of Quarry | 92 | 12% |
| Certain facilities/sports missing or plans don't go far enough | 71 | 9% |
| Investment in Shrewsbury and not elsewhere | 44 | 6% |
| Happy with ease of access | 39 | 5% |
| Happy with inclusion of competition pool/seating | 37 | 5% |
| Not enough information provided/not enough research done | 33 | 4% |
| Prefer single sex changing rooms | 16 | 2% |
| Other | 33 | 4% |

Transport and Travel Access was a key issue: Most respondents from both surveys reported that they find the Sundorne site accessible, and a majority of respondents said that they were satisfied with the proposals for parking. Respondents to the main survey ranked increasing car parking spaces above public transportation and cycling and walking routes as the top transportation access priority. Despite the general satisfaction levels with access to the Sundorne site, travel and transportation access recurred throughout the report as an important barrier for many respondents to attending the site. Public transport access was identified as a problem for many, as were concerns about parking, traffic and the accessibility and safety of active travel routes to the site. Some respondents raised concerns about the proposals encouraging more driving in town and concerned about the associated environmental impact. More work on car parking and public transport will need to be commissioned in the detailed design stages if the project is approved.

In their comments on the initial Equality, Social Inclusion and Health Impact Assessment (ESHIA) that had been carried out ahead of the consultation, respondents raised important points about how the proposals might better meet the needs of those with Autism or sensory impairments as well as those with complex disabilities, as well as safeguarding and equalities concerns about unisex changing rooms.

There were 92 (15%) of respondents who expressed concern about the potential closure of the Quarry. The Consultation materials all stressed that no decision has been made regarding the future of the Quarry facility, and this message was stressed throughout the public consultation. Concerns about the Quarry are reflected in 19% of respondents to the main survey expressing a dissatisfaction with the Pool. However, this does not reflect the views of all Quarry users as 44% of respondents did identify themselves as Quarry users and this dissatisfaction was not evident in the youth survey.

Changing Rooms: The proposal is for a single communal Changing Village with high levels of privacy in the cubicles and showers which is the standard approach to new pool facilities across the UK. There will also be single sex toilets and two separate group changing rooms. There were, however, 2% of respondents who were concerned about the single sex aspect of this proposal.

The project team were invited to present the proposals to the Recreation and Leisure Committee of Shrewsbury Town Council on the 8th May 2024. The minutes of the meeting highlight the scope of the discussion and questions raise and conclude with the following statement:

“Members were collectively of the view that this new facility could not be looked at in isolation given the need for refurbishment at the Quarry Pool in the town centre. Whilst they welcomed

the investment at the Sports Village, this could in no way be seen as support for the deletion of swimming facilities in the town centre and there needed to be a coordinated plan to support the sport across both sites.”

The Project Team have consulted with the local member for Sundorne District, Councillor Pardy, both during the Consultation and in preparation of this report. His latest response on 18th July replied:

“I am happy for the project to continue. My only reservation is, and it is not in your field, I’m not sure why this policy has not been put on hold whilst Council finances are so fragile.”

8. Financial Case

8.1 Overview

This section examines the financial case for the project. The scope includes identifying how much the project will cost and how will it be funded. The aim is to demonstrate the affordability of the project and how the build and operation of the chosen option will fit with the Council's financial strategy. A financial cost model which identifies the Cost and income assumptions are presented in Appendix 5. and summarised below.

8.2 Cost Estimates for the preferred Option

Neither the current Sport Village nor the Quarry Pool generate enough revenue to cover their operating costs. As a result, the Council is heavily subsidising the operation of both sites. The poor condition and age of the Quarry pool has resulted in increasing repairs and maintenance costs. Recent failures have necessitated closing the main pool and repair costs in 2023/24 of £422,800. In addition, the Council has had to make provision to compensate the operator for loss of revenue in the last financial year. The risk of further building and plant failure continues to grow. Developing a new, modern, accessible, energy efficient pool and fitness centre will take at least three years and whilst no decision has been made on the future of the Quarry pool, there is a pressing need to develop a new pool now which will ensure that the Council can maintain swimming provision for primary schools, clubs and public swimming in the coming years.

The SSV Feasibility study included a detailed cost estimate of the design, construction and fit out of the new facility. These costs have been benchmarked against other similar projects and allowing for inflation to ensure that are representative of current market conditions. The total current costs are estimated at £28.86 million at 2024 prices and are summarised as follows:

Table 10. Summary Design and Build Cost Breakdown

| Project Stage | Capital Cost |
|-------------------------------------|---------------------|
| Design & Planning Permission Stages | £1,253,934 |
| Construction Stage | £20,556,298 |
| Council and Project Costs | £1,538,113 |
| Fixtures and Fittings | £1,888,000 |
| Contingency and Inflation | £3,626,731 |
| Total | £28,863,076 |

Officers have consulted Sport England and unfortunately there is currently no grant funding available for new capital works in Shropshire, as grant aid is only being assigned to specific areas as part of their Places strategy. However, officers will continue to consult with Sports England should this situation change. Grant aid will also be sought from other sources throughout the project to offset the capital cost to the Council such as green energy.

8.3 Income assumptions for the preferred option

One of the reasons the current Sports Village requires a significant subsidy is because of the omitted range of facilities that are on offer. The scope of the preferred option has been developed specifically to diversify the range of facilities available to both meet a wider range of public needs for sports and leisure but also to attract increased income in an attempt to make the facility financially viable and

sustainable. proposal has been The Council has commissioned Strategic Leisure Ltd to estimate the Income associated with such a development and revised them with our Whitchurch Pool project advisors Alliance Leisure Ltd. These figures are presented in Appendix 5, but summarised as follows:

Table 11. Summary of Current and Income Forecasts

| Income Forecasts | Existing Sports Village Income (current prices) | Forecast New Income (current prices) | Increase in Annual Income |
|---------------------------------------|--|---|----------------------------------|
| Income from Leisure Activities | | | |
| Main Pool | - | 747,267 | 747,267 |
| Second Pool | - | 271,598 | 271,598 |
| Leisure Water | - | - | - |
| Fitness (mature year 3) | 370,000 | 464,449 | 94,449 |
| Dance Studios | 45,000 | 193,101 | 148,101 |
| Wellness - Inerva Suite | | 60,000 | 60,000 |
| Spin | - | 37,897 | 37,897 |
| Soft Play | - | 171,240 | 171,240 |
| Function Room | - | 10,000 | 10,000 |
| Sports Hall | 90,000 | 90,000 | |
| Bowls Hall | 65,000 | 65,000 | |
| Grass Pitches | 25,000 | 25,000 | |
| AWP | 75,000 | 75,000 | |
| Rentals/Other | 7,143 | 7,143 | |
| Sub-Total | 677,143 | 2,217,695 | 1,540,552 |

| | | | |
|----------------------------------|----------------|----------------|----------------|
| Secondary Spend | | | - |
| Merchandising | - | 40,734 | 40,734 |
| Cafe | 160,000 | 407,338 | 247,338 |
| Bistro (Rental) | - | - | - |
| Vending | 27,581 | 40,734 | 13,152 |
| Sub Total Secondary Spend | 187,581 | 488,806 | 301,225 |

These income forecast would also be supplemented by the existing Leisure Budgets and operator subsidy. The latter will be market tested prior to opening of the new facility, as the existing contract arrangements are due to expire and be re-tended prior to the forecast opening.

8.4 Non-controllable costs – Key Financial Risks

The business case has identified a number on non-controllable costs which pose a risk to the financial status of the Project:

- **Cost inflation** – Inflation has been a significant issue over the past two years, particularly in the Construction industry where steel costs rose by over 30% following the start of the Ukraine war. A contingency for inflation in the cost model is essential. Delaying commencement of the project will increase the inflation risk.

- **Interest rates** - The current PWLB interest rate is assumed at 4% and this has been used for financial modelling - however if interests rates rise above this the Council Treasury will take the risk of additional borrowing costs.
- **Ground conditions** - The feasibility study shows that the ground is level and in an are4a which has not previously been developed – the current site has shown some signs of soil heave and may include areas of shrinkable clays. There is also the risk that the area could have been used for landfill which was common on sites surrounding Shrewsbury. Ground investigation's in RIBA 2 will clarify the situation.
- **Car park provisions** - The feasibility study also includes the provision of additional car parking which may or may not be condition of planning. A full transport study will be conducted in RIBA 2 to identify car park needs at operations.

8.5 Controllable costs – financial opportunities

The following controllable costs have been identified, which could be seen as financial opportunities to reduce costs should such steps be necessary during the project – In a MoSCoW analysis – these are *could have* items:

To be determined at Full Business Case Stage

8.6 Potential other capital funding sources

Work has been conducted to explore potential funding sources that could contribute to the project to reduce the borrowing liability. These have included:

- **Capital Receipts** – The Council has a programme of disposal of surplus assets which generates Capital receipts to be used on New Investments. The project will need to be accepted into the Capital programme and evaluated against other Council priorities before capital Recipets can be assigned.
- **Community Infrastructure Levy** - there will be further consideration of CIL funding as the design process progresses. This is available for Infrastructure projects which benefit the local community.
- **Grant aid** - from sources such as Sport England, the Levelling Up Fund and UK Prosperity Fund - these are not being pursued. Sport England is unlikely to fund the single facility, and the design requirements to secure this funding are not likely to be affordable. Other priorities were agreed for the Round 2 Levelling Up funding and the UK Shared Prosperity Fund has a total of £12m for all priorities, with 80% revenue funding, so is not suitable for large capital projects. Applications will be submitted if suitable funding is made available within the timescales of the development.
- **Operators** - A review of the leisure operator market and potential input into financing the new facilities - Both Sport England and Strategic Leisure Ltd have commented that operators will often contribute to the fit out of facilities, e.g., fitness equipment and catering areas but in their experience contributions into the actual capital build costs are rare.

8.7 Summary Investment Case

In summary, if were the Council to fund 20% of the project and borrow 80% from the Public Works Loan Board (PWLB) - the additional revenue from new facilities would be sufficient to cover the operating costs, repay the annual capital repayment and generate a saving on current subsidies which is forecast to grow over the life of the facility. Other sources of Capital would need to include funds from the Community Infrastructure Levy (CIL), plus any Capital Receipts and grant aid which can be secured against the project. The investment case for the new facility is as follows:

Table 12. Summary Investment Case – Assuming 80% Borrowing and 20% other Capital

Opening January 2028

80% PWLB, 20% alternative funding

£millions

| £m | Year 1 2027/28 | Year 2 2028/29 | Year 5 2031/32 | Year 10 2036/37 | Year 15 2041/42 | Year 20 Year 20 |
|---------------------------------|-------------------|-------------------|-------------------|--------------------|--------------------|--------------------|
| EXPENDITURE | (1.988) | (4.759) | (5.025) | (5.390) | (5.754) | (6.119) |
| Borrowing Repayments | | (1.346) | (1.346) | (1.346) | (1.346) | (1.346) |
| Operation Costs | (1.988) | (3.413) | (3.679) | (4.044) | (4.409) | (4.773) |
| INCOME / SAVINGS | 2.962 | 4.766 | 5.070 | 5.577 | 6.083 | 6.590 |
| NET INCOME / EXPENDITURE | 0.974 | 0.007 | 0.045 | 0.187 | 0.329 | 0.471 |

Net Present Value (40 yrs @3.5%) **13,673,365**

Average yield **3.34%**

9. Commercial Case

9.1 Overview

This section examines the Commercial Case for the project, how will the project be procured.

9.2 Factors influencing the Procurement

A review of procurement approaches was conducted by Strategic Leisure in 2022. The procurement strategy is influenced by the following, which will directly influence the procurement route adopted:

- **Programme** – The challenges of Inflation in the UK economy means that the costs to complete new Pool and Leisure centers in increasing so delivering new facilities in a timely manner is important. A consultant team should be appointed to start the development of the design as soon as they can
- **Social value** – the business plan is based on the new facility providing infrastructure for the Council to deliver a vastly improved leisure and wellbeing offer that would provide large amounts of social value
- **Experience** - It is critical that both the consultant team and the contractor have a record of working on leisure buildings, particularly those with pools, which are particularly complex projects. It is also important for them to have experience working on or within close confines of assets leased to third parties
- **Cost certainty** - A fixed price needs to be obtained for the construction contract before works start on site
- **Risk transfer** - Risk should be transferred to the contractor where appropriate. This will require risk to be mitigated as much as possible to enable a contractor to take on risk without adding a significant cost premium
- **High quality** - This is a high priority. However, it must be balanced against obtaining cost certainty and risk transfer where appropriate. It will therefore be important to ensure the design is developed to a reasonably high level of detail to protect the design intent; and
- **Compliance** - Tendering procedures must be compliant with Public Contract Regulations.

The strategy concluded with the Recommendations that:

- A single source framework, such as the PAGABO, Uk Leisure or Scape frameworks should be considered for the core team appointment, e.g., Project Manager, Cost Consultant, Architect, M&E Engineer, Civil/Structural Engineer, Pool Filtration Engineer and Principal Designer. The final selection being down to which framework provides the Council the best route to the right team.

9.2 Proposed Procurement Stages

The project is envisaged to have a number of Procurement stages – as illustrated in figure x below:

1. **Selection of Framework Provider (Completed Nov 2022)** - The Council has already experience of engaging with Frameworks to develop new Pool and Leisure Frameworks. In autumn 2022, the Council agreed to Develop a new Pool and fitness centre at Whitchurch using a framework. Following a Council run selection process comparing each of the available frameworks, it was agreed that the UK Leisure Framework and their agents Alliance Leisure Ltd, would best meet the needs of the Council largely on the basis that this was a framework dedicated to, and most experienced in - local authority pool and leisure projects. The needs of the Council for the Sports Village Project are no different from those in Whitchurch and following discussions with the Council's Head of procurement it was determined that a repeated selection process would have the same results and therefore it would be most efficient and effective for the Council to continue to work with the UK Leisure Framework for this project.
2. **Selection of a Design and Build Contractor** – Using the selected framework provider, we wish to appoint a main contractor who will take over the management of all the subsequent design and build stages of the project – This will include completing all necessary surveys, the application for planning permission and completion of RIBA stages 2 (Concept Design) through to RIBA Stage 6 (Handover). The Project will only commit to subsequent stages upon completion of satisfactory progress - see section 8.3 below.

Contract arrangement arising from the procurements would be summarise as follows:

9.3 Assuring Quality and Value for Money

As part of the Project Initiation stage a Quality Plan will be prepared based on six processes:

1. End of Stage Review Gates – These reviews will be held at the end of Each Stage and the project will not progress to the next stage until satisfactory progress has been made and the Quality, Price, Timescale and Scope of the project is still meeting the Council's expectations;
2. Design Review Process – the emerging designs will be reviewed continually by the Council Project Team and their SME advisors
3. The project will ensure Contractors engage suitability qualified and experienced professionals
4. Contracts shall apply appropriate standards such as British Standards, Regulations and guidance
5. Adherence to the agreed scope – the Project team will ensure that the Contractors address the requirements satisfactorily and any variation to scope is the subject of approved change control procedures
6. Project Governance through reports to Project and Programme Boards and agreed Decision makers.

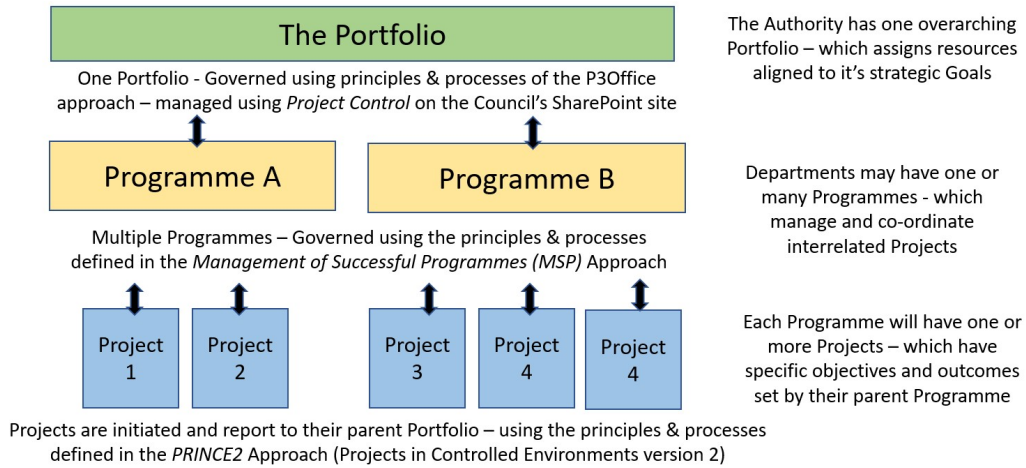
10. Project Management

This section sets out the arrangements for managing the project.

10.1 Shropshire Council Approach to Managing Projects and Programmes

Shropshire Council has adopted the P3Office approach to managing its Portfolio of Programme and Projects as a means of ensuring a coordinated and consistent approach to managing projects across the Authority. This approach will be implemented for the Management of this project.

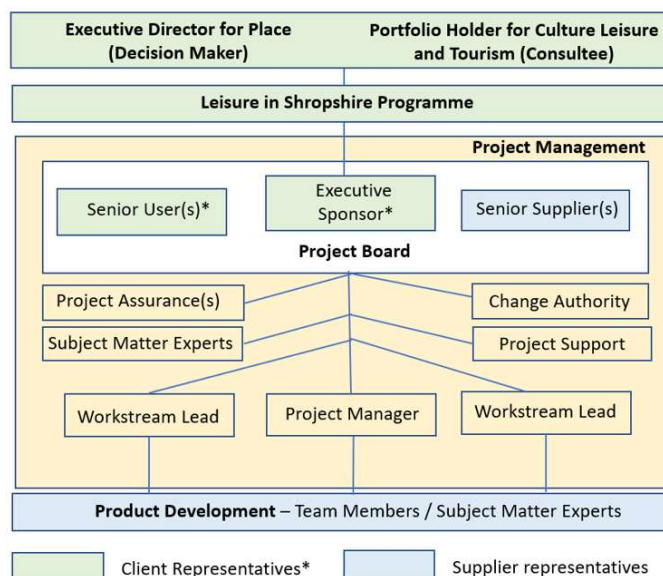
Figure 12. The P3O Shropshire Council approach



10.2 Managing the project

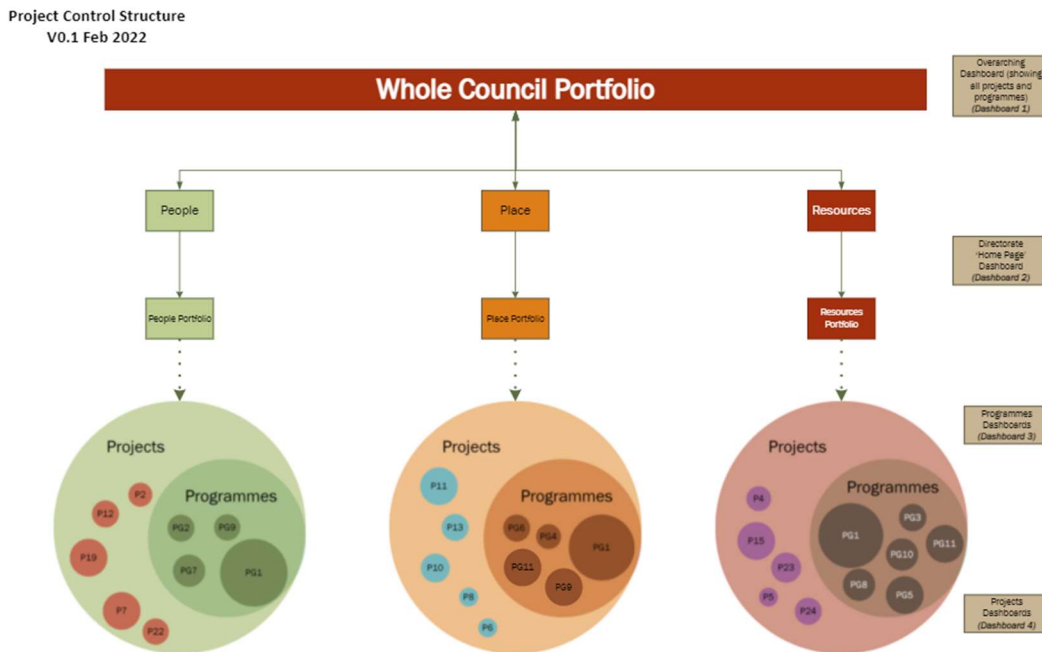
The Project has been logged with the Council Portfolio as Project. All project documents will be logged on the Council's project Control SharePoint site. The project will be governed by the Whitchurch Leisure Centre Project Board in accordance with the approved terms of Reference. The Project Board is accountable to the Leisure in Shropshire Programme Board. The Project will work closely and in tandem with the evolving PMO function which is being developed for the Place Directorate and will work with Council's Project processes and standards. The Project Board structure and membership is summarised as Follows:

Figure 13. Project Board Roles



The Programme Board is accountable to the Council Portfolio using the tools and processes defined in the Council’s Project Control methodology. The Programme is accountable to the Executives through the nominated Senior Responsible Owner.

Figure 14. The Relationships between Project Control, Directorates, Programmes and Projects



10.3 Stakeholder Management

The project will comply with practice for stakeholder management and Public Consultation.

From Shropshire Council – key partners are the senior Execs and political leaders, notably the Leader and Portfolio Holder for Leisure, together with local members. The Project will be commissioned by the Culture Leisure and Tourism Department and managed by the Property Services Group- with support services, Planning and Building Control involvement. The Public Health Department will be a key Stakeholder due to the fitness and wellbeing benefits of the Project.

The Project will need Key suppliers to deliver the Facility – The Council has selected the UK Leisure Framework and their Agents Alliance Leisure Ltd to advise them and support the procurement of specialist Leisure firms. A Main Contractor with experience of delivering local authority pools and fitness centres will be selected in the months following Full Council Authority to proceed. The main contractor will rely greatly on local building and M&E firms for delivery.

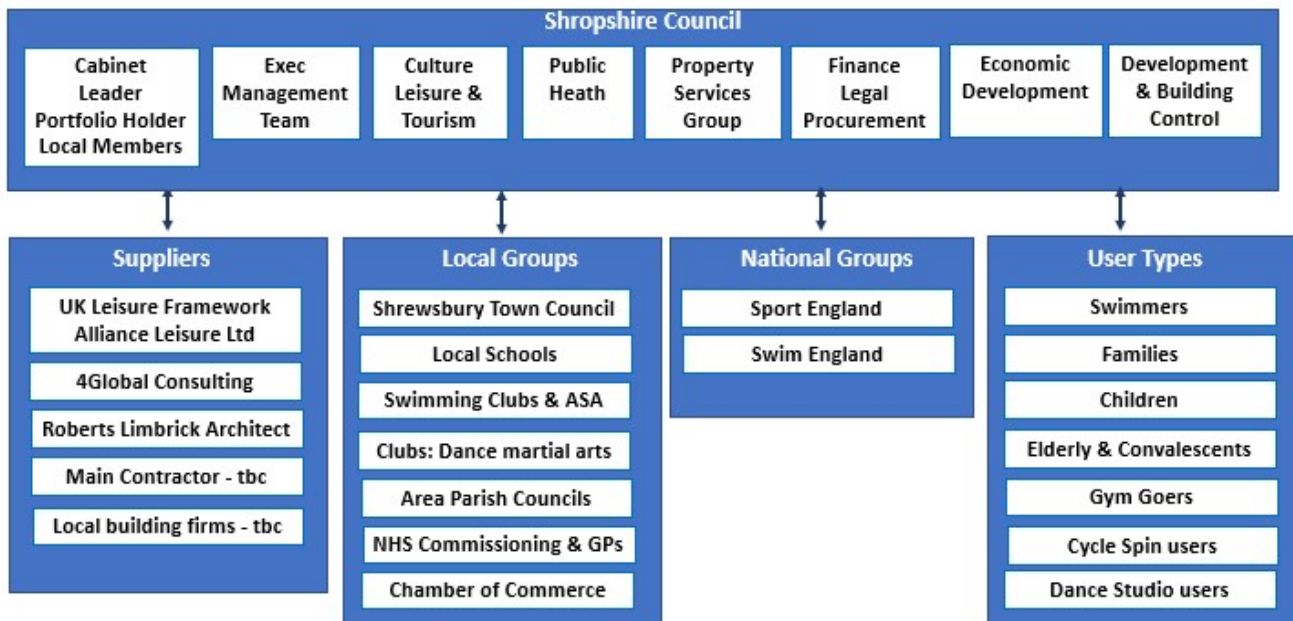
Local Groups will include Shrewsbury Town Council and also Parish Council’s from the Surrounding Area. There are 9 Swimming clubs in Shropshire who are likely to use the new facility particularly for competitions and training. Local schools are expected to be large users of the facility, together with any sport or leisure clubs in the area. The health focus and benefits of the facility make the NHS Commissioning bodies and local GPs key stakeholders.

Key National Groups will include Sport England and Swim England.

Key User Groups will be all sectors of the population from Shrewsbury and surrounding catchment area- potentially 100,000 people. The facility mix will attract Families and Children to the Pool and play area, Elderly people to the Pool, Wellness and toning centre, and all members of the population

will be attracted to the facility dance studios, and Cycle spin. The current centre is focused on Team sports notably football- but the new facility will have a far better gender balance from users

Figure 15. Stakeholder Map



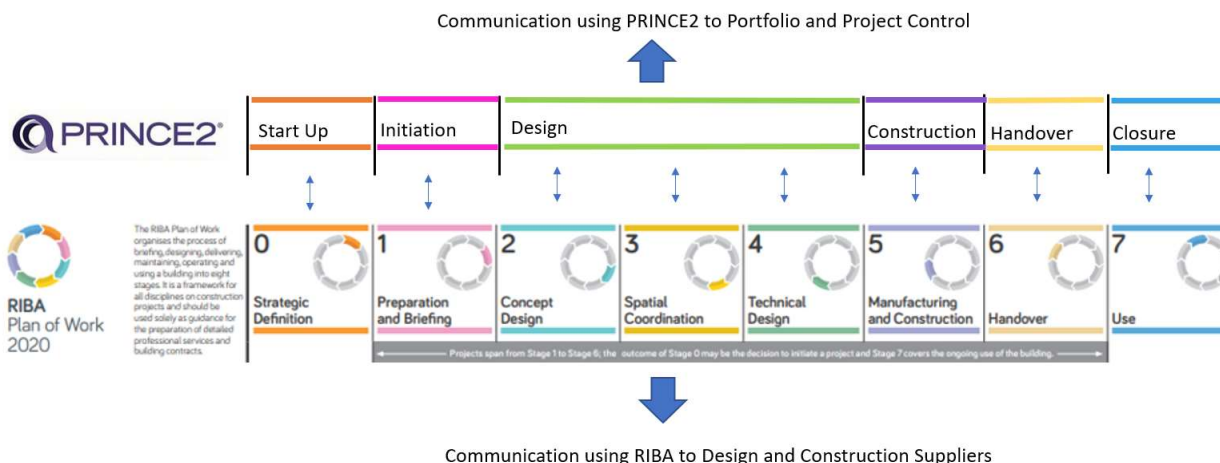
A full Public Consultation was undertaken in Spring 2024 and the results are presented in section 8.

10.4 Project Methodologies

The project will comply with the good project management practices defined in PRINCE 2 (Projects in controlled environments) as adopted by the Council’s Project Control function. Prince2 provides a framework for starting up, Initiation and managing a project to closure in a series of controlled stages. Each stage will generate and update a pre-defined set of project documents as well as bespoke products which together will deliver the project outcomes.

In addition, because this is a design and build specialist construction project – the project delivery will also adopt and comply with the best practice approach developed by the Royal Institute of British Architects known as the RIBA Plan of work. This defines a set of progressive stages which when followed in sequence will assure the successful delivery of the building to the desired quality and standards. The interrelationship and integration of the PRINCE2 and RIBA Plan of work approaches is illustrated in the figure below:

Figure 16. PRINCE2 and the RIBA Plan of Work



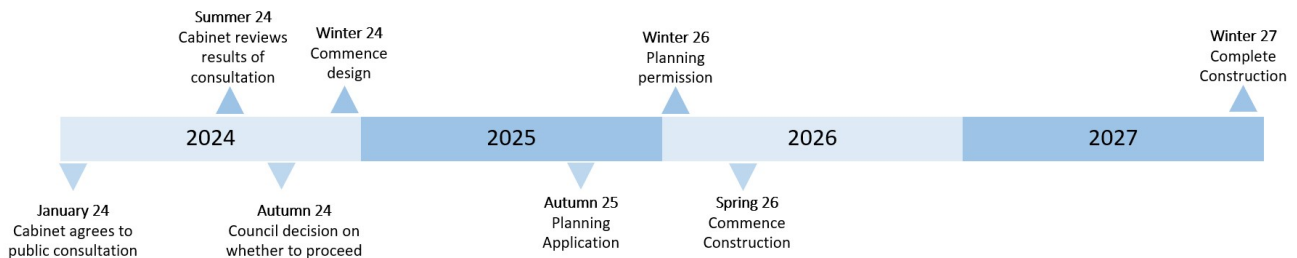
10.5 Draft Project Plan

Commencement of the project is dependant on a sequence of internal approvals:

- Step 1 – Acceptance by the executive Management Team
- Step 2 – Acceptance by Informal Cabinet
- Step 3 - Acceptance by Cabinet and agreement to hold a Public Consultation
- Step 4 – Public Consultation
- Step 5 – Approval to progress into the Capital Programme – by Cabinet
- Step 6 – Approval to progress to the Capital Programme by Full Council

Should the project complete these initiation stages – it is forecast the design , planning permission and construction phases would take a further 3 years.

Figure 17. High Level Project Plan



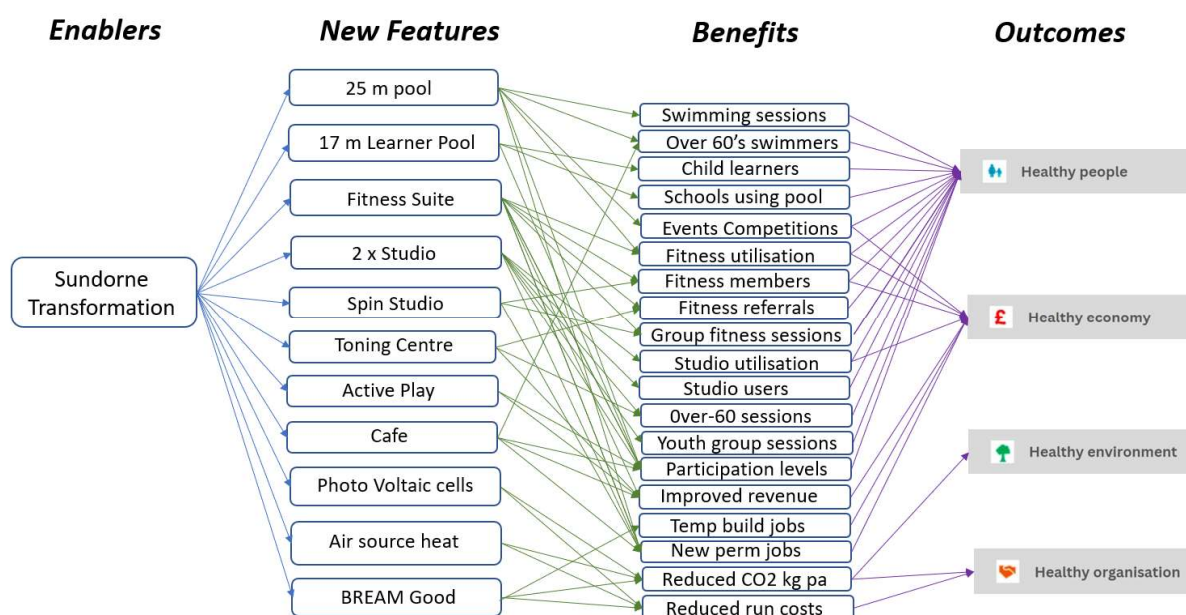
10.6 Benefits and Social Value

Benefits Tacking

The project objectives and options appraise have identifies that the project will deliver against strategic objectives of the Council as set out in the Shropshire Plan and the Culture Strategy. The following section identifies how the project will deliver against these objectives and sets the assumed benefits which will be generated upon the full operation of the pool and leisure centre.

The following figure illustrates the features which will be delivered by the project and how these will generate benefits to the focal community in Whitchurch. It then illustrates in broad terms how these benefits map and help deliver the Council's strategic goals of: Heathy People - Healthy Economy - Healthy Environment and a Health Organisation. This demonstrates that the project will generate a wide range of benefits which strongly support the Council's objectives of healthy people – and will generate particular engagement with the over 60 population, young people and families.

Figure 18. Benefits mapping for the Project



Social Value

The Public Services (Social Value) Act 2012 requires contracting authorities to consider:

- How it will secure improvements to the economic, social and environmental well-being (Social Value).
- How and what it procures, commissions or provides will secure such improvements.

The Council procurement guidance requires that these Social Value considerations are built in at the start of any commissioning review, service design or procurement process so that they become an integral part of the process. Swimming Pool and Leisure Centre projects have the capability to generate Social Value principally because of the health and wellbeing benefits that they can deliver. Sport England and local authorities have been modelling how Social Value is generated in their facilities.

Figure 19 – Health Indicators used by Sport England to calculate Social Value

| Condition | Participant | Methodology |
|-----------------|--|--|
| CHD / stroke | Reduced risk (participants 16+) | Estimating the number of reduced cases resulting from physical activity, multiplied by the average annual cost per person diagnosed with the condition. |
| Breast cancer | Reduced risk (female participants 16+) | |
| Colon cancer | Reduced risk (participants 16+) | |
| Type 2 diabetes | Reduced risk (participants 16+) | |
| Hip fractures | Reduced risk (participants 65+) | |
| Back pain | Reduced risk (participants 16+) | |
| Dementia | Reduced risk (participants 16+) | |
| Depression | Reduced risk (participants 16+) | |
| Good health | Reduced medical service usage (GP visits and psychotherapy usage (participants 16+)) | Estimating the reduced likelihood of visiting the GP 6+ times per year / using psychotherapy services, multiplied by the average annual cost savings per person. |
| Injuries | Increased risk (participants 16+) - this is a negative value in the model | Multiplying the number of A&E attendances recorded as sport injuries by the average annual cost of an injury. |

Sport England sponsored have developed a database tool known as the Moving Communities Database that are used to calculate the social value of Sports facilities from Local authorities

across the UK. This work has been undertaken in partnership with Hallam University in Sheffield who have developed the algorithms and integrated the system with existing Social and economic population data sources such as Experian. Local Authorities subscribe to Sport England to access the database and input data from their sports facilities. The database identifies that the current facilities generate the following social value:

Figure 20. Current Social Value – Shrewsbury Sports Village: £700,427



Predictive modelling of new sports and fitness combinations is available through 4Globals as a consulting offering. It is proposed that in the next stage of the project - 4 Global are commissioned to undertake the Analysis via an existing Local Authority Procurement Framework – to assess how much Social Value will be generated by the Sundorne Transformation Proposal.

11. Conclusion

The transformation of the Shrewsbury Sports Village as outlined in this Outline Business Case represents a pivotal opportunity to address the current inadequacies in Shrewsbury's leisure and fitness facilities. By integrating new swimming and fitness amenities, the project aims to deliver substantial improvements in operational efficiency, financial viability, and sustainability. The proposed development will not only provide high-quality facilities for swimming lessons, general fitness, and competition but also extend the range of activities available, thereby appealing to a more diverse demographic and meeting the evolving needs of the community.

The phased approach ensures continuity of swimming provision, particularly for schools, while working towards meeting the council's carbon reduction targets and accessibility standards. Through public consultation and strategic alignment with the Shropshire Plan and other council priorities, the project has garnered significant support and addresses key policy goals related to health, economy, environment, and organizational governance.

Financially, the project is structured to leverage a combination of Public Works Loan Board borrowing, Community Infrastructure Levy, grants, and capital receipts. The expected outcome is a reduction in the current operating subsidy, improved revenue streams, and enhanced social value for the Shrewsbury community.

In summary, the Shrewsbury Sports Village Transformation Project is a forward-thinking investment that promises to enhance the quality of life for current and future generations, contributing to a healthier, more active, and financially sustainable Shropshire. The council's commitment to this project underscores its dedication to fostering a vibrant, inclusive, and resilient community through strategic and sustainable development.

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Report ends

SHREWSBURY TOWN COUNCIL

**Meeting of the Recreation & Leisure Committee
Held in Committee Room, Livesey House, 7 St John's Hill
At 6.00pm on Wednesday 8 May 2024**

PRESENT

Councillors: P Gillam (Chair), B Bentick, A Mosley (substitute for K Pardy), E Roberts, A Wagner & B Wall.

IN ATTENDANCE

Helen Ball (Town Clerk), Stuart Farmer (Acting Operations Manager), Ruth Jones (Office Manager), Danny Powell (Acting Operations Manager) Ian Thorpe (Commercial, Markets & Events Manager) and Michelle Farmer (Committee Officer).

Also in attendance was Peter Gilbertson (Projects Manager - Shropshire Council), Jane Trethewey (Assistant Director – Homes & Communities - Shropshire Council) and Grant Wilson (Infrastructure, Contracts & Compliance Manager - Shropshire Council).

107/23 APOLOGIES FOR ABSENCE

RESOLVED:

Apologies be received and accepted from Councillor Davies, Lemon & Pardy.

108/23 DECLARATIONS OF INTEREST (PECUNIARY & NON-PECUNIARY) IN ACCORDANCE WITH THE CODE OF CONDUCT

| | |
|------------------------|--|
| Shropshire Councillors | Those twin-hatted members declared a personal interest in any matters relating to the Town Council's relationship with Shropshire Council. |
|------------------------|--|

109/23 MINUTES OF THE LAST MEETING

The minutes of the Recreation & Leisure Committee meeting held on 6 March 2024 were submitted as circulated and read.

RESOLVED:

That the minutes of the Recreation & Leisure Committee meeting held on 6 March 2024 be approved and signed as a correct record.

110/23 MATTERS ARISING FROM THE PREVIOUS MEETING

Min 96.4 – Anti-Drink Spiking Project – Full Council approved the recommendation to fund the phase 2 pilot and various artwork had been approved.

Min 103 – Bathing Water Status – It was reported at the recent Clean Rivers Working Group that the outcome of the DEFRA Consultation was imminent. The group remained hopeful of a positive outcome.

Min 104 – Christmas Lights – Finance & General Purpose Committee had approved the tender for Christmas Lights – Turnock Ltd would continue to be the Christmas Lights Contractor and they would be looking to extend lights into Barker Street.

Min 92/23 – Capital Programme - Councillor Mosley provided an update on the Dana Footpath. Further meetings had been held and the Shropshire Horticultural Society had agreed a long-term lease of the site to Shropshire Council; revised terms to complete the lease with the Horticultural Society were being drawn up. There was also a need to discuss works with the owners of the prison which also owned the Dana Footpath. It was hoped that permission would be completed by the end of June 2024. There needed to be talks with contractors regarding the costs and the target date for this was September/October 2024 and overall completion was hoped for February – April 2025.

111/23 CAPITAL PROGRAMME

The Town Clerk reported on the following:

- Kynaston Drainage works was now complete.
- Monkmoor Recreation Ground Tennis Courts – the Town Council had received an indicative cost for outdoor gym equipment of £50,000 utilising two of the redundant tennis courts. This could be funded through developer contributions relating to significant development in the vicinity. There was also a need to look at undertaking a wholesale review of activity on site. The Bowling Club had now relocated elsewhere, and there was a need to look at safely accommodating the archery club on site so that they do not conflict with football. There was also a football coach who had somehow gained access to the all-weather pitch without paying but was promoting coaching on-site.
- Castle Grounds – The Shropshire Horticultural Society had come to a long-term agreement with Shropshire Council regarding the outer bailey which will mean that the pathway can progress subject to an application for Planning Permission and Scheduled Ancient Monument Consent for a revised path.
- Beaver Project – Contractors were back on site to undertake the snagging list and install the trash screens. Arrival of the Beavers was expected to be autumn time.
- Greenfields Recreation Ground land that had been repurchased has had its Heras fencing re-erected to prevent access. Works were required to make the site safe, but could not be undertaken until the bird nesting season moratorium had ended.

RESOLVED:

That the Capital Programme report be noted.

112/23 SPORTS VILLAGE PUBLIC CONSULTATION

Peter Gilbertson (Senior Project Manager - Shropshire Council) attended the meeting along with Jane Trethewey & Grant Wilson to discuss the current public consultation around the

development of a swimming pool and fitness centre at Shrewsbury Sports Village. Public consultation was due to close on 9 May 2024.

New proposals included:

- 25m x 8 lane competition standard pool: 1m – 1.8m depth
- Easy access steps and pool pod for wheelchair users
- Spectator seating for competitions and galas
- 17m x 10m studio pool with moveable floor and party feature
- Unisex changing village with two group changing rooms
- Changing places facility
- Soft play and café
- Fitness gym with 130 station and new cycle spin studio
- Two multi-use studios and toning suite

All other sports village facilities would remain unchanged. The new facilities was estimated to cost £28 million which would be funded through Capital spending and if approved and would take three years to design and build.

The proposed facility mix needed to attract the widest possible range of users. The new facilities needed to appeal to all ages, abilities and interests. By meeting modern access standards, the sports village would be more inclusive. More visitors would make the sports village financially sustainable which was vital if leisure facilities were to be maintained. The facilities proposed would include: Studio pool, Competition standard pool, Moveable floor with party feature, Easy access steps, Wheelchair Pool pod, Unisex Changing village, Cycle spin, Multi use immersive studios, Changing Places facility, Café, Soft play, 130 station gym and Wellness Toning Studio.

Building costs had risen dramatically in recent years and so in Autumn 2022, the Council set out to plan a cost-effective single storey extension to the Shrewsbury Sports Village with a target capital budget of £27-28m. Architects Roberts Limbrick were commissioned through the UK Leisure Framework to complete a high-level feasibility study to see if this was practical.

The Sports Village, whilst catering well to traditional sports, relied on Council subsidies to survive as it struggled financially due to low customer numbers. Investing capital funds in new facilities would attract more users, generating income to offset the investment and improve its financial sustainability. The transformed facility would result in:

Improved accessibility - It would meet disability access standards and provide much improved accessibility through:

- A level single storey facility
- New disabled changing and Changing Places facility
- Easy access steps and Pool Pods on both pools
- A toning studio so those with mobility issues could exercise

Carbon neutrality - Traditional gas heated pools were costly and environmentally harmful. To reach the Council's 2030 carbon neutrality goal, a new all-electric pool with good insulation, heat pumps and photovoltaic solar panels was needed. This facility would meet BREEAM sustainability standards and offer EV car charging.

Swimming Competitions - The Amateur Swimming Association had long advocated for a competition-standard pool in Shropshire. A new pool meeting Swim England standard would allow Shropshire to host county-level competitions and galas, eliminating the need for swimming clubs to travel to Wolverhampton or Sandwell.

Swimming lessons and facilities for families - Schools were legally obliged to provide swimming lessons, so a good, accessible pool was crucial. The transformed Sports Village would offer easy coach access, efficient heating and a new studio training pool with accessible steps. The moveable floor and party module could help boost children's confidence and enjoyment in water. The sizeable café, overlooking the studio pool and adjacent soft play area, would make an attractive destination for parents.

Shrewsbury Sports Village was opened in 2005 by the former Shrewsbury and Atcham Borough Council. Now owned by Shropshire Council, its development was part-funded by Sport England and the Football Foundation. The site included sixteen football pitches and changing rooms, with grant terms protecting this football provision for several years. The Sports Village had good car access with public transport and cycle routes.

The Sports Village currently offered an ample 340 parking spaces. The development would reduce spaces by 114 but add thirty-seven new ones near the Bowls Hall. Additional parking and overflow options were available if needed. A detailed transport study, including traffic and parking demand modelling, would be conducted in the next project phase.

The Sports Village was currently served by the number 24 bus route, providing a direct link to and from Shrewsbury bus station. If the project were approved, the Council would explore options to further enhance public transport offerings. The Sports Village benefitted from cycle paths like National Cycle Route 81 (along the old canal) and local routes on Sundorne Road. The Council's Cycling and Walking Plan sought to improve cycling access, increasing leisure opportunities, particularly for communities like Sundorne, Harlescott and Castlefield where car ownership was lower.

The timeline for the project was as follows:

January 2024 - Council Cabinet approved an 8-week public consultation (15th March - 9th May 2024).

Summer 2024 - Consultation results guide the Cabinet and Full Council on whether to approve and fund the project.

Summer 2025 - If approved, design and planning would take approximately one year.

Summer 2027 - If approved, construction was estimated to take approximately 18-24 months.

Winter 2027 - The transformed Shrewsbury Sports Village could open late 2027 or early 2028.

Members thanked Peter for his presentation.

Councillor Bentick enquired that if the pool were competition standard would this include competition diving. Peter replied to say that it had not been planned and it would cost an additional £10 million.

Councillor Bentick also asked about the 25% reduction in parking and how customers would be accommodated. Also, in regard to transport, if the cycle path were impassable during the winter how would people get there and there was no provision for residents from South of Shrewsbury to get to the Sports Village.

Peter reported that a transport study would identify the target for peak and general use. In regard to the path there could be provision for possible resurfacing or drainage. He also confirmed that they could look at enhancing the public transport to service the south of the town.

Councillor Bentick also asked what effect this project would have on the Quarry pool. Peter could only consult on the Sports Village; the Quarry would be a separate issue.

Councillor Roberts commented that she had concerns on all the finance that was being put into this project and there would be nothing left for the Quarry and would like some assurances that both sites would stay.

Councillor Wagner commented that the proposed moveable floor could not be profitable, and most users would use it as a leisure facility and not for competition. There needed to be a consultation regarding the Quarry and if both pools could be funded.

Peter confirmed that the pool on its own would not be viable, hence the reason for additions including wellness, gym, café and soft play to attract customers and generate revenue. The money for the Sports Village project would be borrowed firstly and repaid by revenue the facility accrued, the less money borrowed the better.

Council Wagner commented that if this were an attractive facility there would be less draw to the town pool which would in turn affect the town centre.

Councillor Mosley enquired about the build costs of the wet side of the facilities as oppose to the dry side. Wet build had been costed at £6500 sq/m with the general build a £200 sq/m.

Members were collectively of the view that this new facility could not be looked at in isolation given the need for refurbishment at the Quarry Pool in the town centre. Whilst they welcomed the investment at the Sports Village, this could in no way be seen as support for the deletion of swimming facilities in the town centre and there needed to be a co-ordinated plan to support the sport across both sites.

RECOMMENDATION:

- (i) That the Council continue to support the retention of swimming facilities in the town centre and the need for an holistic approach for the sport across the two sites
- (ii) That Councillor Macey (Portfolio Holder for Leisure) be invited to a future meeting
- (iii) That all Twin-Hatters continue to press the need for the future of the Quarry Pool to be secured.

Peter Gilbertson, Jane Trethewey & Grant Wilson left the meeting.

113/23 FOOTFALL

Stuart Farmer, Acting Operations Manager, updated the committee on footfall. Visitor numbers throughout the Quarry had continued with a similar trend over recent months.

Visitors to the Quarry throughout March and April showed an increase in March and a slight drop in April, however with the return of the funfair in early May and early indications of improved weather conditions it was expected that numbers would increase as with previous years.

Taking in to account the weather conditions throughout April a slight drop in the number from March was only to be expected. Due to ground conditions, attractions such as the bouncy castles and canoe hire did not attend the park until the last weekend in April.

Events during the spring and summer season were expected to bring similar attendances as previous years. April had seen the return of the bouncy castles and reverse bungee attractions, unfortunately due to the high river levels the canoe concession was not able to return in April as planned but had indicated a return was imminent.

- The counters that were located in the Market Hall had now been confirmed as operating correctly. The Market Hall was showing steady figures of 8500 visits for April with approximately three hundred visits per day, however due to the non-trading days it was difficult to show this on a graph similar to the Quarry counters due to spikes in the week. Fridays and Saturdays are the busiest days in the market.

RESOLVED:

That the Footfall Report be noted

114/23 FISHERIES

114.1 Shrewsbury Town Fisheries

The Town Clerk reported that the Shrewsbury Town Fisheries continued to improve the infrastructure to ensure safe angling by the river; the risk of slips, trips and falls was a constant concern particularly in light of bank erosion due to high flood levels. There were new platforms at Radbrook Pool and riverside platforms on Sydney Avenue and the Quarry to help combat high water levels. The new fishing season would start on 16 June so there

was a lot of work strimming vegetation from the platforms. This was done to a minimum to ensure that they kept the natural look of the river and its banks. Junior Coaching was going well which helped to grow and sustain the membership. Angling had seen the greatest increase in membership of any sport and recreational activity in the town since COVID.

There were two new river bailiffs joining the team who would have duties on Sydney Avenue and Monkmoor river fisheries. There were now 20 active bailiffs who voluntarily patrolled the fisheries checking permits and protecting the fisheries. Dog walkers and other members of the communities also acted as eyes and ears.

Three of the longer serving bailiffs, Ian Bailey, Andy Harley and Robert Jones had now joined the Angling Trust Voluntary Bailiffs Scheme that worked closely on a national data base, with the Police and the Environment Agency Enforcement team. This would provide additional training opportunities and comprehensive enforcement patrols for their fisheries. The training was passed down to other bailiffs to improve their development and skills.

Work was underway on upgrading the permit sales section of the website to make the purchase of permits easier, particularly for the older anglers. The system would go live once it had thoroughly been tested before addition.

Coaching sessions had started for the Shropshire Recovery Forum adults and was being met with success and positivity. It was proving to make a positive difference to the lives of the persons taking part in the activity of fishing. The Junior Coaching Events had been added to the website and the places were booking up fast. There was nothing more rewarding than youngsters catching their first fish with mum and dad present. All these sessions are run and supervised by our Head Coach Ian James, Level 2 and seven level 1 coaches as his team.

In April, the first salmon of the season was caught at the weir in Shrewsbury. This was a big strong hen fish of approximately 25lb in weight. Its significance was important. She would have travelled thousands of miles and would have passed through Shrewsbury at least seven times in 3/4 year cycles and doubled in weight. She would navigate back to where she was born to spawn in the upper reaches thousands of eggs to hopefully continue the salmon cycle. Only a handful new-borns may survive. She would have avoided many dangers, predation, pollution and climate changes that had faced her on her journey. She was released quickly and unharmed to continue on her natural mission. The river was full of these specimens 40 years ago and now sadly only a few remain.

The Town Clerk had met the new Environment Agency Manager for the River Severn in Shropshire. They discussed the fisheries in general and in particular the byelaw relating to salmon fishing by the Weir. This Byelaw dated back to the 1990s at which time the markers defining the extent of fishing was laid out. These markers were laid out incorrectly which had meant that anglers had been fishing too near the Weir. They discussed where the new markers would have to be relocated. This was causing some anguish with the salmon anglers, but at the end of the day, due to the reduction in salmon stocks, the need to protect them was key.

RESOLVED:

That the Fisheries report be noted

114.2 Rowley & Fenemere Angling Association

The Town Clerk informed the Committee that she still had not been able to resolve local member concern about the Rowley & Fenemere fishing rights. Rowley & Fenemere did have the rights to fish and any objections locally was not going to address that. Therefore, as officers their duty was to deal with the matter as best they could. This had included finding locations that they could fish from. The Town Clerk and Stuart Farmer (Acting Operations Manager) had met with the club on site so that they could show them where they wanted to create swims. These are four feet square locations that would be dug out, bounded by railway sleepers and laid with grasscrete. The vegetation would then be allowed to grow through the grasscrete. These would only be trimmed to cut back vegetation but no area around the swims would be cut – in their words anglers would have to walk through the nettles to get to the swims. The locations were a considerable distance away from the desire path that had been created and a long distance from their main path. The structures had been referred to Shropshire Fire & Rescue who had said this was a safe way for anglers to fish near to the riverbanks, without risk of slips, trips and falls. They could also be used to access the river in the event of river rescue. The specification and layout had been forwarded to Kelvin Hall in Planning who originally made comment to local resident complaints; he had advised that the swims were so deminimis they did not require planning permission. The club had also made a formal FRAP (Flood Risk Activity Permit) requested to the Environment Agency and that was awaited. The Town Clerk stated that they did now need a position statement from the Town Council as to what they would allow. Granted the right to fish does not allow infrastructure but authorising specific sites did allow the Town Council to assert some control over the number of locations. If not, the Club had said they would allow their anglers to fish anywhere from open banks.

Councillor Mosley commented that he had tried to negotiate with Rowley & Fenemere, but the Memorandum of Understanding had not been put to them as he had wished.

There was lots of local opposition to this regarding the trees and number of fishing pegs and it would inhibit residents who used it. Councillor Mosley suggested that they reaffirmed the view of the Memorandum of Understanding with Rowley & Fenemere and have talks with himself and Councillor Vasmer and bring the subject back to a future Recreation & Leisure Committee.

Councillor Mosley also commented that the Environment Agency had confirmed as landowners they did have some rights and could control some of the work. Councillor Mosley agreed to distribute this correspondence to all.

RESOLVED:

- (i) That the update be noted;**
- (ii) That Councillors Mosley & Vasmer meet with the Town Clerk to determine a Council position statement.**

115/23 TEAM SHREWSBURY

The Office Manager provided an update on Team Shrewsbury activities. March had seen a slight increase in a number of the incident types, however this was predominately repeat issues which criminal enforcement was taking place. On reviewing the yearly comparisons, mainly the issues had reduced, however alcohol related behaviour was comparable. The reduction in incidents does represent the great work and support that the Town Rangers/Quarry Security and Taxi Marshalls undertook on a daily basis.

The various youth teams were working with young people on a regular basis and Shropshire Fire & Rescue carry out a fire setters programme offering fire safety education. If further information was required regarding the scheme or members wished to make a referral, the Office Manager could be contacted.

The Royal Life Saving Society continued to work with Schools for creating Water Smart Schools. Only a few Shropshire Schools had signed up to the programme; if Members were aware of Schools that be interested in the programme, to let the Office Manager know.

Safer Streets 5 discussions continued regarding intensive engagement work.

The Office Manger confirmed that the next Policing priorities were due to be submitted in readiness for July. These would be requested and submitted for the 1 July and then subsequently ratified at Recreation & Leisure Committee on the 10 July.

Councillor Roberts stated that there had been an increase in fires and drug paraphernalia within the Harlescott area. She also reported that a parent had contacted Shropshire Council regarding the drug issues, and she was alarmed when they did not know what to do or who to report it to. The Office Manager agreed to raise this further.

RESOLVED:

That the contents of the report be noted

116/23 QUARRY

116.1 Quarry Events Programme for 2024

The Town Clerk updated the Committee on the Quarry Events for 2024. A draft list for 2024 events had been provided to Committee with some of the regular large events returning to the Quarry next year including the Food Festival, Lets Rock and Oktoberfest. Krazy Races were also returning to the Quarry this year. All the larger events were confirmed and all were starting to feed in their event planning arrangements.

Councillor Mosley enquired about the condition of the Quarry and events. The Town Clerk confirmed that there had been issues due to the amount of rainfall they had received. Layout plans for Krazy Races had been reviewed and moved from the grass to the path. Measures were put in place to mitigate any damage that may occur from events in the Quarry.

RESOLVED:

That the contents of the report be noted.

116.2 I.T Connectivity in the Quarry

Acting Operations Manager, Stuart Farmer, provided an update on the installation.

Major civils work was now complete and infrastructure had been installed. There had been more trenching work than originally expected but everything had been reinstated to a satisfactory standard. They would return in 5-6 weeks to surface. The latest delivery date for workings of 5G was early June.

RESOLVED:

That the update be noted

116.3 Policy for Outdoor Music Events in the Quarry

The Town Clerk reported that the Town Council operated a Premises Licence for the regulation of alcohol and entertainment to meet the four licensing objectives of the Licensing Act 2003. Within that licence the Town Council was required to have enough policies to meet those objectives, one of which was noise. This policy sets out the arrangements for managing noise and provided an additional level of control to the Premises Licence. This policy had been reviewed and did not require any amendment at this stage, therefore the Town Clerk commended the Policy to the Committee for approval.

RESOLVED:

That the Policy for Outdoor Music Events in the Quarry be approved.

116.4 Security Planning Policy

The Town Clerk reported that for the last 6-7 years the Town Council had been required to have a Terrorism Management Plan for the park. This set out the various arrangements in place to maintain the general peace of the park. It should be noted that all large events were required to develop security plans, but these were limited to a very strict need to know list. This policy had been reviewed and required no amendment at this stage, therefore the Town Clerk commended the policy to the Committee for approval.

RESOLVED:

That the Security Planning Policy be approved.

117/23 RECREATION GROUND MATTERS

117.1 Boiler House Pitch

Danny Powell, Acting Operations Manager, reported to on the arrangements with Royal Shrewsbury Hospital to use of Boiler House Pitch as a Helipad came from 7 May 2024; this location being the nearest and most suitable to the hospital.

The field would remain open to the public and would only be closed 30 minutes before a helicopter landing, staying closed whilst the helicopter was on the field.

The field would be cleared by hospital security staff and porters. It would be walked before landing checking for any debris, which could cause damage to people, houses and the helicopter.

The field area would require weekly cut and collect mowing as there was a risk lying grass could be sucked into the helicopter engines. The field also required secondary drainage to be installed, to remove standing water from the soil surface to the land drains quicker. The Hospital had agreed to pay for extra mowing and for the sand to carry out secondary drainage.

The area would still be useable by the general public. Football fixtures had been relocated to other pitches.

RESOLVED:

That the report be noted.

117.2 Grounds Maintenance update

Danny Powell, Acting Operations Manager, reported to Committee the impact the recent weather had on Grounds Maintenance operations.

The first quarter of 2024 had seen the wettest conditions in the last thirty years and the eighth wettest in history. Since July 2023, five feet of rain had fallen. The flood barriers had been erected five times and flood water had been in the Quarry and across the County Ground three times. On many sites there was standing water in places where this had never happened before. Apart from the rain, it had also been a colder spring than normal. This wet weather had an impact on operational work, but the colder weather had kept the Spring bulbs flowering for longer.

Several verges were cut in February for the Queen's visit as these were on her route in and out of the Town. Since the beginning of April, they had four machines out cutting for the majority of the time. In the first two weeks, machines had got stuck on numerous occasions and mowing had been suspended to counter potential damage to the ground.

Of late weather had improved and mowers were out every working day. By the end of May, the majority of the town will have had a first cut. Some areas had been missed because the ground was still too wet, but they hoped to pick these up on the next cut. The grass was long in many areas and was taking longer to cut than normal and leaving a lot of arisings on the top. On the plus side, the colder weather was slowing grass growth down.

The large grass cutting tractor could not yet cut the large open spaces due to weight, therefore smaller tractors were being used which was taking longer.

The football season, after a request from the Sunday League, had been extended by one week to end on May 12. All their fixtures on Town Council pitches should have been played by this date. The Junior league had also been extended to May 12. End of season renovation would then start which included overseeding, Earthquaking Aeration, goal posts taken down and topdressing with sand to improve drainage.

The cricket season had been moved back from 27 April to start on 4 May, extending the season to the 28 September meaning end of season renovations would not start until October. By then the days and nights were cooler and grass seed germination would take longer. Again the Summer and Winter seasons were overlapping by a month, causing extra work for the staff.

Bowls & Croquet seasons were operating to schedule. The first week of Rounders was cancelled because of the wet conditions, but they had now played three weeks of their season.

The grass tennis courts were now ready for use, about three weeks late because of the weather. Monkmoor Recreation Ground tarmac courts were open but did require power washing; this would be carried out week beginning 6 May.

The Dingle, Castle and Town Centre had all been kept to a high standard over the winter period. The spring bulbs had lasted well because of the cooler temperatures, the bulbs in the Dingle were now being removed because they had finished flowering. The Dingle flower beds required topping up with soil as they were now lower than the surrounding lawns. They had estimated that this would require about twelve tons of topsoil. They were in the process of purchasing this and the staff would incorporate this into the beds whilst doing the summer bedding. This summer the carpet bed at the Castle would have a D-Day theme. This had already been designed by the staff and the plant requirements and numbers worked out. The plants were now being grown at the nursery, ready to go out in June.

Plant production of the summer bedding was progressing well at the Nursery. Many of the plant plugs had been delivered and potted up. Staff had grown a number of the summer bedding plants from seed this year to reduce costs and they had been able to do this by using the propagation bench they built this winter.

All play areas were now open. A number across the town had been closed because of waterlogging during the winter. Some had been topped up with wood chips and had general maintenance carried out.

A full season of tree work had been completed by the Countryside Team including the removal of trees identified in the Ash Die back survey. Tree work for Shropshire Council and trees identified by the Town Council of requiring work were being actioned but at times the ground conditions had made this more difficult to complete. To replace trees that had been removed, over forty trees had been planted across the Town.

There had been a lot of work carried out by the team for the Old Riverbed Beaver Project which included weekly site visits, repair of storm damage and Tree protection work.

All Town Council sites had been regularly checked, any damage or vandalism to steps, handrails or bridges had been repaired.

Bird boxes had been installed at Greenfields Recreation Ground, Raby Crescent Recreation Ground and Mousecroft Community Woodland.

Training and Installation took place for the Turf Tank Marker machine with one staff member who had now started training others. On some occasions two or more staff may be seen with the marker. The marker had so far been used to mark out the Rounders pitches at the County Ground, this took 20 minutes from start to finish to do four pitches and took three litres of paint. Previously this would have taken four hours and would have used 20-25 litres of paint. They had also marked out a 100m/8 lane running track, a 200m/8 lane oval track, 4 Rounders pitches, Shotput, Discus and Javelin at Belvidere Secondary School. In previous years, this took two staff four hours each, but this year one staff member did it all in two hours. The amount of marking paint was reduced from sixty litres to ten litres. They had also been advised by Bowcom Line markers that changing to a white spray nozzle and using their paint would reduce paint usage further; they had supplied ten litres of paint to try.

Councillor Bentick enquired if the Town Council had any interaction with Homes Plus and their grounds maintenance especially on the Meole Estate. Danny confirmed that the Town Council had no involvement as they had their own contractors and staff. The only way the Town Council would become involved is if they approached the Town Council asking to contract work.

RESOLVED:

That the report be noted

118/23 SHREWSBURY IN BLOOM

118.1 Shrewsbury in Bloom 2024 preparations

The Town Clerk updated Committee on the activity of the Bloom Working Group; this now involved some key staff from various teams, giving the group more impetus. The route had now been set and they were starting to look at who would be involved on judging day. There were lots of new locations on this year's route and both the Weeping Cross depot and the new Town Council Offices at Livesey House were featured which judges had not visited before.

Danny Powell, the Acting Operations Manager added that it was good to have staff members included in the decision making for Shrewsbury in Bloom, providing their suggestions, giving feedback and having an impact on the final route.

Hanging basket orders were going well and the Castle Carpet bed was also underway.

The various Shrewsbury in Bloom competitions had also been advertised for this year. This included the Town of Flowers Competition, School Grounds Awards and the Allotment competition.

118.2 Shrewsbury in Bloom Group meeting

The notes of the Shrewsbury in Bloom Group meeting held on 4 April 2024 were submitted as circulated and read.

RESOLVED:

That the notes of the Shrewsbury in Bloom Group Meeting held on 4 April 2024 be accepted and approved.

119/23 COMMUTED SUMS

The Town Clerk gave an update on negotiations with developers and transfer arrangements:

- (i) **Copthorne Barracks Play and Open Space** – offsite contributions to play (£30,498 - £20,498 for Shorncliffe Drive & £10,000 for Silks Meadow – to be paid on 75% occupancy) and open space (£115,000 for sports pitches & associated facilities at County Ground – paid on 50% occupancy) - funds in relation to landscaping at the County Ground have been drawn down.
- (ii) **Barratt Homes/Bovis Homes – Mytton Oak Road** – Phase 1 adopted; Snagging Phase 2/3 commenced. No identified date for transfer. Developer had requested early transfer, but certain works needed to be completed ahead of transfer.
- (iii) **Shrewsbury South Urban**
 - 1. Sutton Grange site – ongoing – likely transfer in 2023/24 – recent meeting with Taylor Wimpey to discuss logistics for transfer.
 - 2. Bellway Homes site – discussion on land adoption and adoption of acoustic fencing
 - 3. Galliers site – early discussions on land adoption
 - 4. Community Centre – location on the site
- (iv) **Crowmoor House** – s106 agreement for offsite play & open space contribution to be used for Upton Lane & Monkmoor Recreation Ground – two-staged payments on trigger on percentage occupied properties. Council to bankroll work at Upton Lane Rec – forms received for drawn of funding. Money had now been received and his could be discharged from the list.
- (v) **Harlescote Infants/Juniors site** – Offsite contributions to sport. Approvals for use of the funds at Kynaston Road Recreation Ground for drainage works – contribution for the drainage had been received so this item would now be discharged from the list.
- (vi) **Radbrook College site** – Open space adoption – officers met with Floreat Homes on site – likely adoption once all phases are complete.
- (vii) **Weir Hill** – Agreements to adopt the land at a future time have been signed -meeting with Taylor Wimpey looking at the possibility of the countryside land to be transferred ahead of the POS on the development site.

RESOLVED:

That the update be noted.

120/23 CLOSING REMARKS

In closing the meeting, the Chairman thanked Councillors for attending and taking part in this Town Council meeting and thanked the staff involved in this meeting. All papers related to the meeting could be found on the website www.shrewsburytowncouncil.gov.uk.

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