

Leisure Facilities Site Options Appraisal

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Following submission of the Outline Business Case for future delivery of leisure facilities in Derby, and subsequent consideration of the report, this paper sets out the results of a headline site options appraisal to identify and assess potential sites for development of the leisure facility 'hubs' (indoor and outdoor) as set out in the Leisure Facilities Outline Business Case.

The following work (for each hub) has been undertaken to ensure a robust options appraisal:

- Confirmation of minimum site size requirements (indoor hub - 2.1ha, outdoor hub - 13.6ha, based on guidance provided by FaulknerBrown architects);
- Identification of a 'long list' of site options;
- Operational & headline technical assessment of the 'long list' of site options to produce a 'short list';
- Economic & regeneration assessment of the 'short list' of site options to produce a preferred option.

In addition to the above, a montage of images has been produced to illustrate what each of the 'hubs' might look like.

Indoor hub

To recap, the Indoor Hub is anticipated to contain the following facility mix:

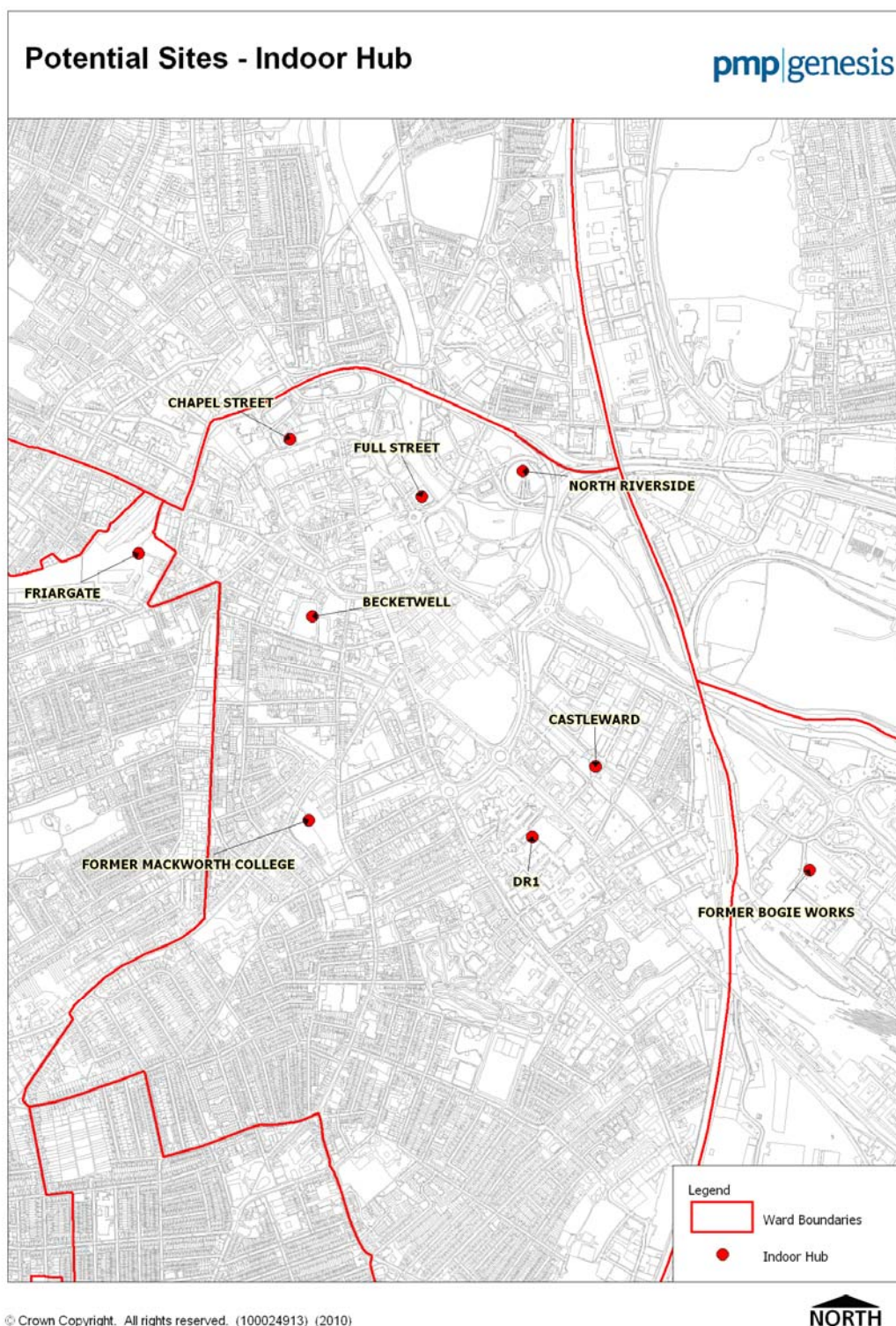
- 8-lane 50m swimming pool
- Teaching pool
- Leisure water & flumes
- Spectator provision for 500
- Soft play area
- Café
- 100 station fitness gym
- 2x dance / aerobics studios
- Climbing wall
- 250 – 300 parking spaces (unless alternative parking available).

A 'long list' of potential sites was identified by Derby City Council Planners for development of the indoor hub. A proviso for the indoor hub was that the site must be in or near to the city centre (as recommended in the Outline Business Case).

All sites that appear on the long list were assessed against the minimum site size requirements. A number of sites that were slightly below the minimum size required were included on the long list to account for the opportunities to re-configure parking or to utilise potential parking provision nearby.

In total, nine potential sites were identified. These are illustrated on map 1.1 overleaf.

Map 1.1 Potential sites for the indoor hub



Each site has been assessed against a number of operational and technical criteria (see separate scoring assessment sheet for details). The following pages provide a summary of each of the identified sites, the overall 'score' and the rationale for the scoring.

Derbyshire Royal Infirmary (DRI)

This is an edge of city centre site which is owned by the Hospital Trust. Most services have now, however, been relocated to Royal Derby Hospital. Derby Cityscape has identified surplus land for residential development, however the Hospital Trust is looking at alternative options including retail, office and residential. The site is currently subject to pre application discussions for a mixed use redevelopment. The site is 7.2ha in size, however, it is unlikely that all of the site identified in the Local Plan will be available (only the area to the north). The timescale for bringing this site forward is likely to be as soon as the Trust has a viable scheme and they are currently actively seeking redevelopment.

Whilst Local Plan policy says that a leisure development would be acceptable, the vision for the site, as set out in Cityscape's masterplan, is for residential. Whilst the Cityscape masterplan is a material consideration in what happens to the site, this would not necessarily prevent proposals for development of the indoor hub.

The main strengths of this site are its accessibility (by vehicles, public transport and on foot/bike) and proximity to the city centre, its potential visibility and opportunity for enabling development, given the site size. From a profile/visibility point of view, it sits off the inner ring road, with potential frontage on to London Road and visibility from Osmanton Road. Development of this site, however, is away from the cathedral quarter which could potentially unbalance the city centre footfall. There are also some concerns with regards to car parking alternatives for the facility on this site.

This site poses no problems in terms of flood risk, however, there may be issues with listed building status and the fact that the site partly falls within a conservation area. There are also trees on the site but it is unknown whether these are protected. There are some level differences at the north end of the site but this is not envisaged to cause any major problems.

From a highways perspective, development of this site for the indoor hub is unlikely to cause significant issues. Currently the main access is off London Road (a main arterial route). This site does have a green route through the northern end of it and is likely to be affected by what happens at Castle Ward. Overall this site scored 74 out of 95, the highest score of all sites for development of the indoor hub.

Becketwell

Becketwell is the location of the former Debenhams building and is seen as a problem site for the Council/Cityscape. The main issues with this site relate to site size and ownership. In terms of ownership, Westfield owns the Debenhams building plus there are various other owners on the site. The preference for this site and current allocation is for a comprehensive mixed use development.

The site is only 1.2ha in size (without factoring in the adjacent Pennine Hotel) which is very tight and limits enabling development. Due to the location of this site, however, within the city centre, the size of site required may be smaller if parking can be accommodated elsewhere (there is an NCP car park adjacent). The topography of site may also allow for some decked parking but this is likely to increase costs significantly. An innovative car parking solution would therefore be required for this site. There is reported to be a covenant which says any future parking must be NCP managed, which may bring associated financial implications.

This site scores lowest in terms of its opportunity for enabling development (due to size constraints) and deliverability (due to ownership issues). There is concern that due to site size limitations this solution would simply 'move Queens' with little impact locally. The site also scores low in terms of flood risk (as it is in flood zone 3 – albeit a culverted watercourse) and vehicular

access due to its position within the city centre. The main access would be off the inner ring road but there are access difficulties with a convoluted entry. There is, however, good bus access in to the city.

The site is adjacent to a conservation area which could be a constraint. The Debenhams building has been recommended for local listing and if this was granted, it could be a problem for development of the site. In addition, there is a church on the front of the site which would need to be re-housed if the site was to be developed as it would be needed for visibility on to Victoria Street.

In terms of strengths, this site has the potential for great frontage and significant footfall. It is on the main walking route through town and is the most central of all sites. It is also one of the Council's and Cityscape's highest priorities. This end of town has suffered somewhat as a result of the new Westfield and would benefit from having an anchor here.

Overall this site scored 69 out of 95, the second highest score of all sites for development of the indoor hub.

Former Mackworth College

This site is currently vacant. It has lapsed consent for retail development. It is adjacent to a surface car park which could be used for development. This site is further out than the rest of the sites but is less constrained in environmental terms (flood zone 1 – no issues).

It also has good visibility off the new ring road and good access. There may be some ownership issues as the land is owned by Wheatcroft Land Ltd. Overall this site scored 64 out of 95, ranking third of all sites for development of the indoor hub.

North Riverside

This is an edge of city centre site with river frontage. Cityscape plans for North Riverside were originally for a large performing arts centre, however funding could not be secured so the allocation reverted back to housing and offices. Part of the site is in city council ownership, however, other parts of the site would require Compulsory Purchase Orders or Joint Venture arrangements to allow it to be developed.

The main issue with this site is the fact that it is heavily affected by the blue corridor (120m either side of the river) and is in flood zone 3. There is also limited knowledge with regards to where plans for this site are up to currently. Other weaknesses of the site include that it is home to Exeter House (which the Council has reportedly recently agreed to refurbish), is adjacent to a world heritage site buffer and there are some level differences.

In terms of strengths, this site has a good presence on the ring road, has easy access to the city centre (with a new vehicular and pedestrian bridge across the river), although there is better access on to the ring road than off it. Overall this site scored 60 out of 95, ranking fourth of all sites for development of the indoor hub.

Friargate Goods Yard

This is a 10ha brownfield site (former railway goods yard) which has been predominantly vacant and derelict for some years. The site is allocated in the Cityscape masterplan for mixed use development including some residential and includes safeguarding of the Mickleover/Mackworth express busway (but this is unlikely to be imminently developed). The allocation for this site in the Local Plan is for a residential led regeneration scheme.

Developer interest in this site is high, however there are several constraints including part of site (southern edge) being in flood zones 2 and 3 and the site contains listed buildings including railway arches, some protected trees, and possible nature constraints.

The site is on the edge of the city centre with regular bus access off Stafford Street and Uttoxeter Old Road. Whilst the majority of the site is reasonably flat there are some topographical issues. There is good access to the city centre and to retail and employment facilities. Completion of the inner ring road will improve the accessibility of the site and its development potential.

The majority of the site is owned by Clowes Development (UK), however, other parts are in smaller individual ownerships. Whilst this site scores well in terms of its potential access, visibility and overall site size, there does not appear to be a piece of land large enough for development of the indoor hub given the listed buildings on the site. Overall this site scored 55 out of 95, ranking fifth of all sites for development of the indoor hub.

Full Street

This is the site of the former police station and magistrates court. A planning application has been submitted for new apartments, offices and commercial uses however no decision has yet been made. The site is in flood zone 3 and has been referred to the Secretary of State due to flood issues.

Whilst this is potentially a prestigious site in a central location it has several weaknesses in that it is tight in terms of size (2ha) and the former magistrates court is a listed building. It is opposite the assembly rooms, however, so there is an opportunity for shared parking. It is also next to the bus station so public transport links are good. Overall this site scored 54 out of 95, ranking joint sixth of all sites for development of the indoor hub.

Former Bogieworks

This is a Network Rail site located behind the railway station. The site has lapsed planning permission for the erection of offices, residential development, retail units, hotel and the national rail centre building. It is a bit further away from the city centre than the other sites and is the last little bit of Pride Park to be completed.

Whilst it has excellent links to the railway station, the railway line acts as a physical barrier to the city centre. It is also in flood zone 2 which could cause a problem. The size of the site is quite tight although there is a park and ride near to the stadium (albeit a reasonable walk away) and there may be an opportunity to use the stadium parking. Overall however, this site is thought to be too far out of town. Overall this site scored 54 out of 95, ranking joint sixth of all sites for development of the indoor hub.

Castleward

This site is a regeneration priority and is allocated for mixed use redevelopment in the Local Plan. It forms part of Cityscape's masterplan. There is currently a procurement process underway to find a preferred developer to deliver the scheme. The site is split into Phase 1 (2.25ha mainly offices) and development of a 'Sustainable Urban Village'. The SUV is predominantly housing led with some commercial elements.

The main issue with Castleward is that the Council is a long way down the road in terms of decisions and delivery mechanisms for this site. It is on route to being developed and so plans would need to be unpicked and there would need to be a fundamental change of focus for this to be developed as a leisure venue.

The cycle and walking route between the station and city centre is being improved and there is desire for a walkway from the DRI site through Castleward. This site is also on one of the main bus routes out of the city.

Whilst Castleward is viewed as a good site overall, the main issues lie with its planning policy compliance, deliverability and opportunity for enabling development as the site is constrained in terms of size. It is also partly in flood zone 2 and may pose some access difficulties. There may also be some design constraints as part of the site is in a conservation area, there are some listed buildings on site and some mature trees. In terms of visibility, the building would probably only be visible on two sides. Overall this site scored 53 out of 95, ranking eighth of all sites for development of the indoor hub.

Chapel Street

This is where Queens Leisure Centre is currently situated, however, it would also require development of the area/buildings around the leisure centre to achieve the required site size. The main issue with this site is its operational viability as Queens would need to be closed whilst the new facility is built, which would pose a significant short term problem for swimming provision. In addition, whilst some of the land is in city council ownership, there are a number of buildings (eg dance studio/pubs) that would have to be moved. This is likely to be problematic, time-consuming and unpopular.

In summary, whilst this is an edge of city centre site with good access and visibility, it scores poorly in terms of deliverability, operational viability and opportunity for enabling development. Overall this site scored 48 out of 95, ranking bottom of all sites for development of the indoor hub.

Summary – indoor hub shortlist

An evaluation of the long list of site options against a range of operational and technical criteria has led to the following results:

Site	Score	Site	Score
<i>DRI site</i>	<i>74</i>	Friargate Goods Yard	54
<i>Becketwell</i>	<i>69</i>	Full Street	54
Former Mackworth College	60	Castleward	53
North Riverside	64	Chapel Street	48
Former Bogieworks	55		

There are two sites which emerged from the appraisal as clear 'front runners'. These have been identified in bold and italics and have been assessed for their economic and regeneration potential at the next stage.

Outdoor hub

To recap, the Outdoor Hub is anticipated to contain the following facility mix:

- 250m Indoor Velodrome
- Up to 1000 fixed seats for spectators
- Large foyer area to act as a reception area for events
- 400m outdoor athletics track and associated provision
- 1km closed road cycling circuit.

A 'long list' of potential sites was identified for development of the outdoor hub. All sites that appear on the long list were assessed against the minimum site size requirements. A number of sites that were slightly below the minimum size required were included on the long list to account for the opportunities to re-configure parking or to utilise potential parking provision nearby.

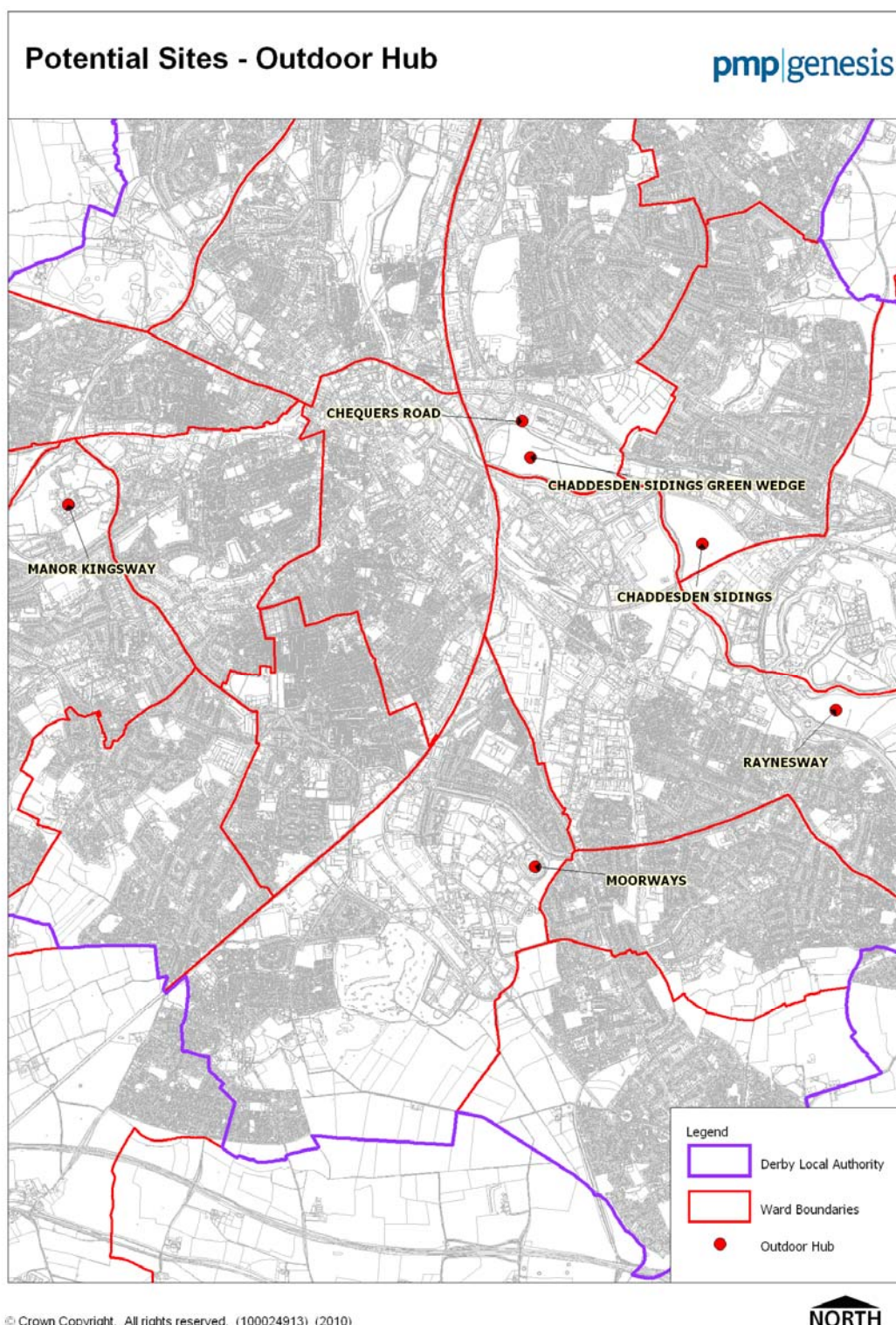
In total, 12 potential sites were identified. However, six of these were not scored against the full criteria as it was immediately evident that they were not suitable due to their accessibility, incompatibility with the surrounding environment and visibility. Map 1.2 overleaf identifies the 6 sites reviewed in detail.

The sites that were not reviewed in detail comprised:

- Lime Lane Green Wedge (Strategic Housing Land Availability Assessment (SHLAA))
- Breadsall Green Wedge (SHLAA)
- Spondon Green Belt (SHLAA)
- Boulton Moor Green Wedge (SHLAA)
- City Park (SHLAA)
- Hackwood Farm (SHLAA).

These sites were considered unsuitable on the grounds noted above. Development of any of these sites would also impact significantly on the provision of open space and provision of land for future housing growth.

Map 1.2 Potential sites for the outdoor hub



As mentioned above, six of these sites have been assessed against a number of operational and technical criteria (see separate scoring assessment sheet for details). The following pages provide a summary of each of the identified sites, the overall 'score' and the rationale for the scoring.

Chaddesden Sidings

This site is owned by Network Rail and is on the river bank near Pride Park. It is allocated for employment uses in the Local Plan. Network Rail has submitted a number of options for future development of the site for consideration through the LDF. It is thought that Network Rail has significant value expectations for this site (for retail & a food store). Network Rail is looking to pass the site on to a Joint Venture Company to get a preferred developer on site in the next 12 months. Whilst development of this site for leisure uses contravenes local planning policy, it is not thought to be unachievable.

The main strengths of this site are its proximity to Pride Park and compatibility with existing uses, its proximity to the stadium and train station, opportunities for enabling development and shared parking opportunities.

In terms of weaknesses, it is partly located on a flood plain (flood zone 2) and the levels of land which have been raised by historic tipping on site may cause construction problems. Whilst the proximity to and synergies with the football stadium are seen to be of benefit, there may also be potential conflicts on match days (although this could be avoided through careful programming).

In terms of access, there could potentially be some traffic infrastructure problems as currently there is a perception of congestion in the evenings. Sainsburys, however, which is located on Wyvern Retail Park opposite Chaddesden Sidings) is proposing new traffic lights at two priority junctions which could solve some traffic issues.

This site has significant potential for development of the outdoor hub, however, the site as a whole would need comprehensive masterplanning. Overall this site scored 77 out of 95, the highest score of all sites for development of the outdoor hub.

Manor Kingsway

This site is largely owned by the Homes and Communities Agency (HCA) which is currently earmarked for housing. This site is a regeneration priority in the Local Plan. Manor Kingsway is a large site which currently has an outline application submitted for housing. The HCA has not yet progressed the application due to the economic downturn.

Whilst there are substantial planning policy constraints relating to this site (identified for employment and residential) it scores highly in terms of its opportunities for enabling development (38ha in total) and operational viability. It would be a good site in terms of access for national and regional events as there is easy access from/to the A38 and A50.

It is located on the outer ring road on an excellent bus route. There are also highway improvements planned along the A38 corridor in this area of the city (2016/2018 for grade separation/flyover and the existing roundabout will be increased in size). Access to the site is scored highly as there is a number of ways to get in to the site. There are c.8,000 staff at the hospital which could be served by a new facility. There could also be positive synergies between leisure and health. Development of the outdoor hub on this side of the city would create a better balance of facilities across Derby and could also act as the proposed satellite centre in the west (with a new Gayton Pool).

The main issue with this site is its deliverability and planning policy compliance. Planning officers believe that this would be a harder site to deliver than Chaddesden Sidings due to the current masterplan, the fact that it has its own Supplementary Planning Document (SPD), the current planning application and the existing vision for the site. It would also require some sensitive access/parking issues to be solved. Overall this site scored 72 out of 95, the second highest score of all sites for development of the outdoor hub.

Moorways

This is the existing Moorways Sports Centre site. The site is owned by the Council and is already recognised as a regional sporting venue. The main strength of this site is its proximity to existing leisure uses as it would allow for the athletics track to be retained (and upgraded). This is positive as it would be difficult and costly to replicate the current athletics stadium on a different site. This site is also located in the south of the City which is predicted to grow in the future. It also has no flooding issues (flood zone 1).

In terms of weaknesses as a major leisure venue, there are residential properties to the north and east of the site which could be affected by noise issues and increased traffic on event days. In terms of access, Moorways is on the outer ring road and is accessible by public buses, however, access is not as good as other sites. Visibility is also poor in comparison to other sites. Moorways, as a location, is better suited to a local facility rather than a regional venue. Other sites provide a much more strategic solution for the city.

This site is deliverable but it does not have the same development potential opportunities as other sites. Development of this site would not provide much flexibility going forward. Also in terms of operational viability, the sports hall would have to remain operational until the velodrome is built to ensure continuity of provision.

Overall this site scored 61 out of 95, ranking third of all sites for development of the outdoor hub.

Chequers Road

This site is partly council owned but is not currently proposed for redevelopment. It is currently used as a wholesale market with an associated positive revenue stream for the Council. Planning officers had limited knowledge about this site currently and were not sure as to the extent of this site.

Chequers Road scores well in terms of visibility and proximity to leisure uses (near the County Cricket Ground), however, scores poorly in terms of access (constrained access off Pentagon Island), opportunity for enabling development and flooding issues (flood zone 3). Overall this site scored 61 out of 95, ranking joint fourth of all sites for development of the outdoor hub.

Chaddesden Sidings Green Wedge

This site is situated north west of the main Chaddesden Sidings site; it is identified as green wedge. It has extant permission to continue to use the site for the controlled tipping of non-toxic waste until June 2014. The site is owned by Network Rail and is in flood zone 3 and 3b which is a functioning flood plain. Access is a significant issue for this site as it would be very difficult to get in to for a major event.

Overall this site scored 58 out of 95, ranking joint fourth of all sites for development of the outdoor hub.

Raynesway

This site is on the outskirts of the city and scores poorly in terms of compatibility with existing uses. Raynesway is currently allocated for employment use in the Local Plan therefore development of this site for the outdoor hub would contravene planning policy. The whole site currently has outline

permission for large logistics 'sheds'. Whilst this site is a regeneration priority it falls within either flood zone 2 or 3.

The city council own some of the land but not all of it, the remainder is predominantly owned by Goodmans. Whilst highway access is being improved to this site it has very poor public transport access. Overall this site scored 44 out of 95, the lowest score of all sites for development of the outdoor hub.

Summary – outdoor hub shortlist

An evaluation of the long list of site options against a range of operational and technical criteria has led to the following results:

Site	Score	Site	Score
<i>Chaddesden Sidings</i>	<i>77</i>	Chequers Road	58
<i>Manor Kingsway</i>	<i>72</i>	Chaddesden GW	58
<i>Moorways</i>	<i>61</i>	Raynesway	44

Those identified in bold and italics have been shortlisted and have been assessed for their economic and regeneration potential at the next stage.

Unlike with the indoor hub, where the facility mix is within a single building, there are two clear options emerging for development of the outdoor hub, as follows:

- Option 1 - Development of the whole outdoor hub (velodrome plus athletics stadium etc) either on Chaddesden Sidings or Moorways (given that Manor Kingsway could not support the landtake required for the whole development);
- Option 2 - Retain (and upgrade) the athletics stadium at Moorways and develop the velodrome and associated facilities on the Manor Kingsway site or Chaddesden Sidings.

Moorways could then also be developed as the satellite hub facility for the south, which would require development of a 25mx4-lane pool and health and fitness facilities. This is within the context that development of a satellite facility on a school site in the south of the city (eg Noel Baker) is no longer achievable due to the timescales associated with BSF.

Development of the velodrome and associated facilities on Manor Kingsway in the west of the city would create a better balance of facilities across Derby and could also act as the satellite facility in the west (with a new pool at Gayton), thus reducing the need for future development of additional satellite sites.

Assessment of the 'short list' of site options

Each of the shortlisted sites, for both the indoor and outdoor hub, has been assessed for its economic & regeneration potential. This has been undertaken in conjunction with the Councils Regeneration and Community Department (Planning, Regeneration, City Development & Tourism and Estates).

Indoor Hub

Two sites have been shortlisted for the indoor hub following the initial technical and operational assessment. These are:

- DRI site
- Becketwell.

The table below sets out the comments with regard to the regeneration benefits of each of these sites and their potential value. The main planning issues identified in the initial shortlisting process have also been included for completeness.

Indoor Hub Site			(minimum site required 2.1ha)	
Site	Size (ha)	Regeneration Benefits	Valuation Comments	Planning Issues
Derbyshire Royal Infirmary (DE1 2NS)	7.2	<p>Site close to Railway station, bus routes and easily accessible off ring round – a prominent gateway site although less chance of creating street presence/impact.</p> <p>Close to proposed new urban village so a leisure use would certainly help increase values for the neighbouring redevelopment scheme.</p> <p>Site adjoining city centre so would offer benefits to retail trade, although this might be more limited to Westfield.</p> <p>Close to the Royal Crown Derby factory so a leisure use would also help increase residential redevelopment values and thus support the companies wider aspirations to re-build their factory elsewhere in Derby.</p>	<p>Best location for hub appears to be at Bradshaw Way end of the site. This is also potentially the likely location of any retail. In valuation terms therefore likely to be most expensive of the options unless can accommodate somewhere else on the site.</p> <p>The size of the site does however give more flexibility than the other options.</p>	<p>Site owned by Hospital Trust, listed buildings and locally listed buildings on site, partly falls within Conservation Area. Site suitable for mixed-use redevelopment, including residential, office, leisure. Retail should be treated with caution due to impacts on city centre. Flood zone 1.</p>

Indoor Hub Site			(minimum site required 2.1ha)	
Site	Size (ha)	Regeneration Benefits	Valuation Comments	Planning Issues
Becket Well (DE1 1LF)	1.2-2	<p>Site at heart of city centre and close proximity to library and museum.</p> <p>Great potential to create impact and presence on the Victoria Street frontage with a quality design.</p> <p>Public sector driven redevelopment scheme would create certainty about a redevelopment where non-currently exists.</p> <p>Leisure redevelopment would create an uplift in property values in neighbouring properties thus supporting regeneration of the wider area.</p> <p>Increase in footfall, especially if combined with new car parking facilities (if the length of stays possible were carefully structured) would provide a huge benefit to the northern, more fragile part of the city centre.</p>	<p>Multiplicity of ownerships make buying by agreement remote. Potential need to CPO to clear title and buy unwilling parties interests.</p> <p>The two main owners (Westfield and Metropolitan) appear to have historic valuation aspirations that exceed current values. Detailed data on leases limited.</p> <p>Without the Pennine and assuming CPO in place likely costs could be of the order of £7m. This assumes a relocation of the church.</p>	<p>Site size limited without bringing in adjacent uses e.g., Pennine Hotel.</p> <p>Topography of site may allow decked parking.</p> <p>Local Plan allocation for mixed use redevelopment. City centre locations means that most uses acceptable. Flood zone 3 (culverted watercourse).</p>

Outdoor Hub

Three sites have been shortlisted for the outdoor hub following the initial technical and operational assessment. These are:

- Moorways
- Chaddesden Sidings
- Manor Kingsway.

The table below sets out the comments with regard to the regeneration benefits of each of these sites and their potential value. The main planning issues identified in the initial shortlisting process have also been included for completeness.

Outdoor Hub Site			(minimum site required 13.6ha)	
Site	Size (ha)	Regeneration Benefits	Valuation Comments	Planning Issues
Moorways (DE24 9HY)	12.2	Moorways, due to its proximity to the Osmaston area, has the potential to benefit the housing led regeneration of this area, for which a masterplan is currently being prepared.	The value as a greenfield site will be determined by S106 needs, affordable housing needs and most importantly phasing. The ability to maximise a receipt will be significantly affected unless disposal is phased over several years, probably between 5 and 10 years. If either building is included we have no knowledge of demolition costs. Limited site size puts constraints on overall layout and flexibility.	Existing sport centre site. Residential redevelopment could be acceptable, although issues around loss of open space. No to retail as out of centre. Flood zone 1.
Chaddesden Sidings (DE24 8BW – JJB)	26.6	Chaddesden Sidings is recognised as being a regeneration priority in the current local plan. It is identified for its employment redevelopment potential.	Again phasing of the development is needed to maximise receipts. Infrastructure costs particularly as flood zone 2 plus S106 for highways works also needs quantifying.	Allocated for employment uses in the local plan (B1, B2, B8. Owners Network Rail have aspirations for retail, residential, offices. although these uses currently contrary to policy. Other uses could be considered as site is reviewed through development of the Core Strategy. Flood zone 2.
Manor Kingsway (DE22 3LZ)	38	Manor Kingsway is recognised as being a regeneration priority in the current local plan. It is identified for its mixed use redevelopment potential.	There is a sports element of the site so value of that will be lower as already part of overall masterplan and not loss of more valuable use assuming 13.6ha not significantly more than currently envisaged.	Outline application for residential, office and sports uses submitted, not yet decided (HCA not progressed application due to economic downturn). Very small part of site adjacent A38 is in flood zone 2 & 3.

Summary and way forward

The work completed to date by pmpgenesis and FaulknerBrowns has enabled the Council to develop a clear vision for the future provision of leisure facilities in the City, including broad facility mixes for two new 'Hub' facilities, providing a 50m swimming pool and an indoor velodrome. In addition, the work has enabled a shortlist of preferred sites to be agreed for provision of the new Indoor Hub in the City Centre and a new Outdoor Hub on the outskirts of the City.

A number of strengths and weaknesses have been identified for each of the shortlisted sites. At this stage therefore we would recommend that further more detailed work is undertaken in relation to the shortlisted sites for both the indoor and outdoor hubs. This is in order to develop a more detailed baseline against which procurement of the Indoor and Outdoor Hubs can be progressed.

The additional work required to achieve this baseline position is as follows:

- Further desktop technical analysis of the shortlisted sites, to understand the issues / opportunities associated with:
 - Highways and access
 - Ground conditions
 - Utilities / services provision
- Discussions with appropriate landowners to ascertain their interest in a scheme / willingness to sell their land
- Engagement with Council officers, appropriate National Governing Bodies and private sector operators to enable further refinement of the facility mix and design principles
- Development of block plans and design principles associated with each site
- Review of enabling development / commercial development opportunities associated with each site and surrounding sites (should a more comprehensive development package be possible)
- Analysis of the capital costs associated with the scheme on the particular site, taking into account site specific issues and feedback from the design appraisal process
- Review of the operational business plans and revenue sustainability
- Risk assessment of each site with regard to deliverability, sustainability etc.
- Engagement with Council officers (especially CEO, leisure, planning and procurement teams) to develop an appropriate procurement strategy for delivery of each particular site
- Drafting of a detailed project implementation strategy for the preferred options.

The intention of the additional work is that, by early Summer 2010, the Council has clarity on the following points:

- The preferred development site for each of the Hubs
- The broad site layout and required facility mix
- The financial parameters for the projects, both capital and revenue

- The preferred procurement route to achieve development
- The likely timeline for delivery.

It is considered that this work will require a consortium of specialist advisors, encompassing Leisure / finance specialists, Architects, Property consultants, Cost consultants and Technical consultants.

For further information on the contents of this working paper, please contact Andy Farr or Helen Crowley, pmpgenesis, on 0161 660 4618.