

# Public Document Pack

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Ask for Christine Lewis  
Email



District Council House, Frog Lane  
Lichfield, Staffordshire WS13 6YU

Customer Services 01543 308000  
Direct Line

Dear Sir/Madam

## **NEW LEISURE CENTRE MEMBER TASK GROUP**

A meeting of the New Leisure Centre Member Task Group has been arranged to take place **WEDNESDAY, 3RD NOVEMBER, 2021 at 6.00 PM VIA ZOOM** to consider the following business.

Member Task Groups are formed to look at a particular matter in more detail. They can take a variety of forms, from detailed policy development to a short, sharp concentrated focus on an issue. They meet on an informal basis but notes are taken and are reported to the Overview & Scrutiny Committee as well as available to view on our website.

They offer the opportunity to investigate and consider all options freely even if it is to discount them. They are not a decision making body but can make recommendations for other bodies to consider. Their views are not to be considered as formed policy or as an agreed course of action.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Christie Tims', written over a light grey circular stamp.

Christie Tims  
**Head of Governance and Performance**

**To: Members of New Leisure Centre Member Task Group**

Councillors Baker (Chair), Grange, Robertson, Silvester-Hall and M Wilcox



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## AGENDA

1. Apologies for Absence
2. Declarations of Interests
3. Notes of the last meeting To Follow
4. General Project Update Since Last Meeting Verbal Report
5. S122 Consultation 3 - 16
6. Next Steps Verbal Report
7. Any Other Business Verbal Report
8. Date of Next Meeting Verbal Report



## Briefing note

### New Lichfield Leisure Centre update

Date: 3 November 2021

Presented to: New Leisure Centre Task Group

Written by: Ben Percival / John Smith / Sarah Sleigh on behalf of the  
Cabinet Member for Economic Development, Leisure & Local Plan

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## 1. Section 122 LGA Appropriation

The 1972 LGA s.122 Notice consultation took place for just over six weeks, from 2 September until 15 October, during this time we placed two adverts in the local newspaper, engaged with Lichfield Live in terms of ensuring that a wider Lichfield population was aware that the advertisement had been placed, we wrote to all those signed up to the Lichfield e-news, some 19,000 people, we wrote to 186 residents neighbouring the park asking them for their views and we launched a microsite specific to the project so the anyone interested could see what we've done and why and so that people could follow progress.

In total we had 123 responses to the consultation, within the 6 week period resulting in 118 logged comments. From these 123 submissions, 1 submission was a forwarded blank email and 4 respondents made the same comment twice. From the 118 responses to the consultation, 84 respondents objected to using Stychbrook Park, 17 respondents supported its use and often wanted additional facilities. An additional 17 submissions made comments and asked questions about leisure centre proposals but they didn't object to Stychbrook Park being used. (See Appendix A - S122 Notice - collated responses relevant to objection or support).

The majority of the detailed comments are not directly relevant to the S122 Notice because this was specifically related to whether people objected to the loss of the open space for its appropriated use as a leisure centre. So for the purposes of the S122 Notice, it is clear that we had 84 objections to the loss of the open space and 17 who supported the use of the open space or supported a leisure centre being built here.

Since the consultation period concluded on 15 October, responses that included more detailed statements and requests for information have been categorised into key themes which include: transport links/parking, accessibility, wildlife/trees/woodland, pollution (noise, light), the loss of existing facilities, impact on climate change, increase in localised crime, facility design/mix comments, the impact of COVID 19, potentially using other sites, impact on local people and querying the consultation process. We intend to use these comments to help inform our responses to a planning application process and our engagement with local residents and park users and our communities further afield in our aspirations for creating a new leisure centre locally.

What was most encouraging was that a significant number of respondents fully supported our intention to build a replacement leisure facility for Lichfield.

## 2. Site Investigations

Site investigations have been ongoing at Stychbrook Park since early summer. The initial findings have been extremely positive:

1. Transport Assessment – has indicated no traffic signalling measures are required
2. Ecology – indicates no bat roosts
3. Environmental Engineering - clay 1m and sandstone at 3m presenting a fantastic sub strata for construction and a pool tank. No ground gasses have been identified. Topographical surveys indicated that cut & fill will be possible to retain as much as possible on site.
4. Unexploded Ordnance – local records indicate low risk
5. Archaeological – Heritage Desk Based Assessment indicates low risk, no adjacent digs

## 3. Funding

The centre configuration is estimated at £11.65m. This figures is comprised as follows:

Construction	£8,850,491.00
3G Pitch	£800,000.00
Fit out	£755,000.00
Inflation	£447,400.00
Client contingency	£542,644.55
Client fees (PM, CoW, QS)	<u>£254,000.00</u>
Total	<u><u>£11,649,535.55</u></u>

The costs are based on soft market engagement earlier this year, plus 12 months inflation at 4.3% (BCIS). Whilst this is an informed assessment of cost and a credible estimate, there remains a substantial degree of uncertainty regarding this sum, particularly in relation to current market volatility with some estimations suggesting 20% increases on materials and substantive delays in supply chains. Cost-certainty will only be achieved when the project is procured.

The funding profile for the project has been assembled as follows:

LDC Capital	£5,000,000.00	Secured
Levelling Up Fund	£5,000,000.00	Application submitted 17/06/21. Not awarded in the October budget – awaiting feedback from LUF Fund.
Community Infrastructure Levy	£1,000,000.00	Expression of Interest submitted 01/10/21
Football Foundation	£400,000.00	Cannot apply >6mths prior to start on site
HS2 Community Investment Fund	£250,000.00	Application submitted 22/07/21. Not awarded in October.
Total	<u>£11,650,000.00</u>	

As has been regularly reported, more than half the funding for the new centre is contingent on funding applications. In light of the application to the Levelling Up Fund not having been awarded, the centre and timeframe, as envisaged, cannot be progressed.

Positive discussions have been had with the Football Foundation, however their funding can only be accessed 6 months ahead of the construction of the pitch element of the project.

## 4. Next Steps

Cabinet and Council, through approving the Medium-Term Financial Strategy, have taken the following decisions to date;

- To keep FGLC open without the all weather pitch and sports hall with a new 7 year lease with SCC with a view to replacing FGLC with a new facility as soon as possible,
- To make a contribution of £5m to provide for future leisure facilities in Lichfield,
- To approve the selection of Stychbrook Park as the preferred site for the new Lichfield Leisure Centre,
- To approve the proposed outline configuration of the new Lichfield Leisure Centre,
- To approve further development of the project, including site feasibility exploration, undertaking broad community engagement and consultation, obtaining planning permission and developing further external funding applications where opportunity permits.

Whilst it is disappointing that our bid to the Levelling Up Fund has been unsuccessful, as identified at (3), it is not the only source of funding.

Through the Section 122 consultation people have given us their views, so we need to take stock of these, as well as how the use of Friary Grange Leisure Centre has changed since 2019. We remain committed to delivering new leisure facilities people will use and where there is an identified need such as for swimming; football pitches for youth teams; and for other sports.

Our options for the delivery of new facilities would appear to be as follows;

- The replacement of FGLC with a new single facility be deferred until any alternate funding to replace the Levelling Up Fund contribution becomes available either from external sources, or, through LDC's own budgeting or capacity to borrow further funds, appreciating none of these can be guaranteed,
- Informed by the consultation and current usage of FGLC, we develop proposals to deliver new leisure facilities as separate components such as a new pool; new 3G pitches; etc., funded by the immediately available £5m of borrowing and any of the other current applications that are successful.

The delivery of new facilities must be ones that people will use and should be brought forward alongside how we deliver regeneration in Lichfield as a whole.

The task group's views would be welcomed as part of this meeting.

A report to Cabinet requesting the appropriation of the park is on the Forward Plan for December Cabinet. Dependent upon the views of Members, this may or may not now be progressed.

The submission of an outline planning application for the project had been anticipated in early 2022, based on the following timetable.

**Key outputs**

Stakeholder Engagement  
Seek Outline Planning Permission  
Appoint specialist advisors for the next stage, designers, QS, Legal etc  
Development of Tender Documents  
Development of Output Specification  
Development of Heads of Terms for contracts & draft contracts  
Development of Evaluation Framework  
Seek approval to begin Tender stage

**Timescale**

Ongoing  
Jan 2022 – Mar 2022  
Jan 2022  
Apr 2022 – Jun 2022  
Apr 2022 – Jun 2022  
Apr 2022 – Jun 2022  
Apr 2022 – Jun 2022  
July 2022

Again, dependent upon the views of Members, this may or may not need to be altered.

ENDS

## Appendix A - S122 Notice - collated responses relevant to objection or support

	Consultation Responses	Objection	Support
1	Taking an open green space away and replacing it with a leisure centre that you have to pay to get into with no transport links off a busy road seems like a backwards step.	Yes	
2	I am responding to your consultation on change of use of stychbrook park to be the site for replacement of friary grange. I think this sounds like a sensible plan to give residents access to a swimming pool in Lichfield.		Yes
3	Would not like to see more Green Space go.	Yes	
4	We DO NOT support taking any park green space to have a new leisure centre.	Yes	
5	I would like to oppose plans for Stychbrook park development. I strongly oppose this development.	Yes	
6	I strongly disagree with the proposed location of the new leisure centre.	yes	
7	More green fields to go.	yes	
8	I don't think there is a problem having the leisure centre in the park, providing a good-sized area remains for park lovers.		Yes
9	Living in Truro Close, my wife and I will be affected by this proposed development. We have a number of concerns from which we consider that this is the wrong site for this development.	yes	
10	I cannot see how a greenfield site can be used when a suitable brownfield site exists in the centre of Lichfield just next to the bus station	yes	
11	I'm a resident local to the Stychbrook site and I welcome the proposals. I think that Lichfield residents will benefit hugely from a new Leisure Centre.		yes
12	It will be good to see the new Leisure Centre conveniently sited for north Lichfield residents. I cannot see that reasonable people can object to this proposed change of use.		yes

	Consultation Responses	Objection	Support
13	when have you ever considered what people think unless it is of financial gain to yourselves, disgraceful council who are a joke	Yes	
14	I would like place on record my objection to this proposed development.	Yes	
15	Point blank NO.	yes	
16	I do not think that Stychbrook Park is a good location for the replacement of Friary Grange as it is using up yet more of the green space in Lichfield.	yes	
17	I am very sad that we will be losing some of our already very limited green space for this leisure centre.	yes	
18	It is my belief that Stychbrook Park is entirely the wrong location for this proposed development.	yes	
19	I am writing to express my disappointment with the choice of location for the new lichfield leisure centre.	yes	
20	I don't believe the area you propose is the right one. Stychbrook is not suitable.	yes	
21	I think this site even being considered for such a project is ludicrous. Please please stop building on green areas.	yes	
22	I cannot understand why this is needed I therefore think you should reconsider these plans.	yes	
23	This would appear to be the best site for the new leisure centre with easy access from a main road outside the built up area.		yes
24	I would like to object to the proposals to develop a Leisure Centre on the Stychbrook park location.	Yes	
25	I'm emailing you as a concerned resident who lives on St Helens Road so in very close proximity to the park. I hope you will consider building the leisure centre elsewhere or investing in what Lichfield already has.	yes	
26	I am strongly of the opinion that the green space at Stychbrook Park on the northern fringe of Lichfield should not be built on.	yes	
27	I would like to object to the proposed leisure centre on Stychbrook Park.	yes	
28	I strongly wish to register my objections to the proposed building of the new leisure centre on Stychbrook Park,	yes	



	Consultation Responses	Objection	Support
29	I would like to communicate my objection to the proposed new leisure centre at Stychbrook Park	yes	
30	I would you like to voice my objection to the proposed development on Stychbrook Park.	Yes	
31	Don't wreck a park	Yes	
32	DISGRACEFUL	Yes	
33	Whilst I wholeheartedly support the generation of a new sports facility for the residents of Lichfield, I object to this being built on open public green space.	Yes	
34	Further to your proposed development of Stychbrook Park for use as a leisure centre, I would strongly oppose any development on this area of green land.	yes	
35	I think the proposed site is wrong as the loss of this open space would have a detrimental effect on the local community,	yes	
36	Please consider the an ALTERNATIVE SITE It will permit retention of a green open space which can continue to be enjoyed by local residents.	Yes	
37	I am very concerned by the fact that the proposed destruction of Stychbrooke Park, STOP THE DESTRUCTION OF STYCHBROOKE PARK	Yes	
38	We do not support this scheme - for a host of reasons.	Yes	
39	Can't believe that this is even being considered. The site you have chosen is totally inappropriate. There are far more appropriate areas in Lichfield. I don't know anyone who is in favour of this development so please reconsider	yes	
40	I wish to raise my concerns regarding the proposed new Leisure centre on Stychbrook park.	yes	
41	I would like my views of the proposal build a new leisure centre on Stychbrook Park. As a resident of Lichfield I am totally behind the proposal the council are currently putting forward.		yes
42	As a resident of St Mary's Road I wish to put forward my objection to the proposal for the leisure centre on Stychbrook Park.	yes	

	Consultation Responses	Objection	Support
43	I wish to object most strongly to the proposals to build a leisure centre and floodlit astro turf pitch at Stychbrook Park.	yes	
44	The council's desire to build the new leisure centre at Stychbrook Park seems somewhat behind the times. Stychbrook Park is a valuable open space in a city facing a rocketing population. Spaces such as this are under increasing pressure.	yes	
45	Apropos this proposal, the Stychbrook Site is the only green site on the North side and should not be built on.	yes	
46	We are against the development of new leisure centre. Why. Destroying our view to the field from the back of our house. I AM AGAINST IT COMPLETELY AND DONT EVER THINK ABOUT TO BUILT ON THE GREEN SPACE.	yes	
47	I am most distressed to learn that the council are yet again considering altering Stychbrook Park from its present and much loved use.	yes	
48	I wish to object the building of the Leisure Centre in Stychbrook Park for the following reasons.	yes	
49	I would like to voice my concerns over the proposed leisure centre on Stychbrook Park. The site is currently very well used all day long as a sports playing field as well as by dog walkers, exercise groups and kids playing. Why change this? Totally unnecessary.	Yes	
50	I think the new leisure centre should NOT be built at Stychbrook park as this is a well used open space	yes	
51	Stychbrook Park seems a good choice for the new Leisure Centre.		Yes
52	I wish to strongly oppose the proposal for a Leisure centre on Stychbrook Park.	yes	
53	I fully support the building of the leisure centre and pool at the Stychbrook park site, to replace the current pool.		Yes
54	I understand that a new leisure centre is to be built at Stychbrook and so I am writing to ask for badminton courts to be included in the plans for this development.		Yes
55	Please can there be the facility for public hire of badminton courts, squash courts and sports hall.		Yes
56	I am writing to ask that Badminton Courts are included in the plans for the new leisure centre at Stychbrook Park.		Yes

	Consultation Responses	Objection	Support
57	I urgently seek an assurance from Lichfield District Council that a Sports Hall which has the capacity for 4 badminton courts is included in the schedule of requirements for the new leisure facility.		Yes
58	I would like to register my objection to the proposed new leisure centre	Yes	
59	I am opposed to the use of Stychbrook Park for a new leisure centre.	Yes	
60	I wish to state my objection to the use of Stychbrook as the site of the new leisure centre.	Yes	
61	Please consider badminton in your proposals.		Yes
62	The City Council is broadly supportive of the proposals to change the use of part of Stychbrook Park, given the lack of any alternative sites identified by LDC.		Yes
63	I want to take this opportunity to express my concerns at the LDC continued poor decision making regarding planning. You seem to think the answer to Lichfield issues is to continually build on every available bit of green space and land we have!	Yes	
64	As a resident of St Mary's Road I wish to put forward my objection to the proposal for the leisure centre on Stychbrook Park off Curborough Road.	yes	
65	The plan is a perfect example of the council's longstanding wish to build on every square inch of open land in the district.	Yes	
66	Stychbrook Park appears to be valuable green space in the North of the city, Please do not press on with the Stychbrook Park site	Yes	
67	We are hereby noting our concerns and raising a full and total objection to the proposed change, use and sitting of a leisure centre on Stychbrook Park	Yes	
68	We do not consider that locating the proposed leisure centre in Stychbrook Park is the best, or only, viable solution	Yes	
69	I am writing to make strong objections to the site being used to develop a leisure centre.	Yes	
70	I am fully against the proposal to build a leisure centre and 3G football field on the Stychbrook Park green space	Yes	

	Consultation Responses	Objection	Support
71	Please consider the following main objections I have to the proposed siting of a leisure centre on Stychbrook Park.	Yes	
72	I wish to strongly object to the change of use/development in this location	Yes	
73	I live adjacent to Stychbrook Park, and I know the site well. I wish to object strongly to the change of use / development in this location for the following reasons:	Yes	
74	As a resident of North Lichfield I write to make my recommendations, comments and observations for the proposed development at Stychbrook Park. Firstly, I want to make it very clear that I am against any redevelopment of the park.	Yes	
75	We object to the proposed change of use of Stychbrook Park and the building of a new leisure centre.	Yes	
76	Please find attached my objections to the destruction of Stychbrook Park. It will not be a change of use in fact, as it will no longer be a Park at all.	Yes	
77	I am emailing to register my support for the selection of Stychbrook Park as the appropriate site for a new leisure centre for Lichfield. Lichfield needs a new leisure centre and this choice of site is a good one.		Yes
78	As a local resident to Stychbrook Park I wish to lodge the strongest objection to this proposed development of a Leisure Centre.	Yes	
79	Whilst it is good news that there will be a new leisure centre in Lichfield, it does seem a shame to build it on park land. A site on Eastern Avenue or similar which is already commercial or social would be much better than a green space.	Yes	
80	We would like register our opposition to the above development.	Yes	
81	I am dismayed by the proposal to build a leisure centre on the park, I hope you will reconsider the proposal and seek an alternative site which would serve the whole area of Lichfield.	Yes	
82	As a local Lichfield resident I do not feel that this plan is beneficial to the area. This green space is the closest to my home, to walk when I can and drive too, to be able to give my dog exercise. After the current situation the past couple of years I feel the loss of more open spaces will effect lots of people in a negative way. The areas just need improving instead of destroying more open green spaces.	Yes	

	Consultation Responses	Objection	Support
83	I have several reservations about the proposed development. As a resident of adjacent Field Road, if this development goes ahead, we residents will clearly feel the impact. My objections are as follows	Yes	
84	I would like to raise my concerns and objection to the proposed new Lichfield Leisure Centre on Stychbrook Park ,	Yes	
85	We have had an outstanding response expressing a clear and strong rejection to the change of use of Stychbrook Park with to date 388 signatures opposing to the change of use.	Yes	
86	I wanted to declare my support for the proposal to build a new leisure centre on Stychbrook Park.		Yes
87	Apart from anything else, this will be the further loss of a valuable open space.	Yes	
88	We are against the development of new leisure centre. I AM AGAINST IT COMPLETELY AND DONT EVER THINK ABOUT TO BUILD ON THE GREEN SPACE.	Yes	
89	I do not consider that locating the proposed leisure centre in Stychbrook Park is the best, or only, viable solution. The current proposal will remove one of the only communal green spaces in the area and replace what little grassed area that is left with an artificial surface.	yes	
90	I do not consider that locating the proposed leisure centre in Stychbrook Park is the best, or only, viable solution. The current proposal will remove one of the only communal green spaces in the area and replace what little grassed area that is left with an artificial surface.	Yes	
91	I want to express my concern over the plans to build a Leisure Centre at Stychbrook Park. There are other factors as to why this should not be built here. Loss of an important green space. With houses going up everywhere around Lichfield we do not want to lose more green space.	Yes	
92	My wife and I live adjacent to Stychbrook Park and strongly oppose the proposed building of the new leisure centre on this site.	Yes	
93	Having read the proposed plans for the development of a new lesiure centre including swimming pool at Stychbrook Park I fully support this development and the proposed land.		Yes
94	I am not in support of the current proposal for the development of the replacement of the Friary Leisure Centre to Stychbrook Park.	Yes	

	<b>Consultation Responses</b>	<b>Objection</b>	<b>Support</b>
95	I've been a resident in Field Road for the past 23 years. My home overlooks Stychbrook Park, this was the attraction for living here, looking out my window onto a peaceful lovely green open space. The leisure Centre will create noise and light pollution.	Yes	
96	I strongly object to this facility going ahead.	Yes	
97	I wish to formally object to the siting of a leisure centre on Stychbrook Park in Lichfield.	Yes	
98	I am writing to oppose the proposed development at Stychbrook park.	Yes	
99	I am writing with regard to the proposed development of Stychbrook Park as a location for a new leisure centre in Lichfield. Our main objection is that we believe this proposal is an inappropriate location for this development.	Yes	
100	As much as we understand a new leisure centre needs to be built, we don't believe that Stychbrook park is the best site for this. It was such a valuable space, I don't know what we would have done without having that on our doorstep.	Yes	
101	We write to lodge our objection to the proposed plans to build the new leisure centre on Stychbrook Park.	Yes	

# Attendance Figures

Comments

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Friary Grange 2018 - 19	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	Summary
Squash	183	306	278	278	236	252	350	294	254	252	174	274	3131	Squash
Racketball								10	14	6	2	12	44	Racketball
Table Tennis	7	8	15	26	36	6	13	14	20	27	22	52	246	Table Tennis
Freedom Fitness	<b>1448</b>	<b>1504</b>	<b>1483</b>	<b>1520</b>	<b>1197</b>	<b>1316</b>	<b>1435</b>	<b>1371</b>	<b>1081</b>	<b>1679</b>	<b>899</b>	<b>1519</b>	16452	Freedom Fitness
Group Exercise	1521	1532	1365	1481	1267	1463	1518	1446	950	1510	1267	1584	16904	Group Exercise
Public Swimming	2714	3168	5043	3525	3871	3224	3307	2806	2247	3394	2410	3215	38924	Public Swimming
Swimming Lessons	2176	2176	2176	1920	1828	1932	1996	1788	1341	1828	1266	1932	22359	Swimming Lessons
Individual Gym Members													350	Individual Gym Memebers
Cardiac Rehab													25	Cardiac Rehab

Friary Grange 2019/20	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total	Summary
Squash	192	184	212	212	172	158	226	286	166	240	200	104	2352	Squash
Racketball	14	4	2	2	8	4	12	6	4	8	2	4	70	Racketball
Table Tennis	27	24	31	31	51	26	28	52	36	38	37	33	414	Table Tennis
Freedom Fitness	<b>1224</b>	<b>1093</b>	<b>1100</b>	<b>1068</b>	<b>880</b>	<b>880</b>	<b>804</b>	<b>894</b>	<b>787</b>	<b>1133</b>	<b>1085</b>	<b>673</b>	11621	Freedom Fitness
Group Exercise	1537	1409	1356	1533	1288	1176	1286	1292	1147	1595	1489	1353	16461	Group Exercise
Public Swimming	1777	1827	1988	2456	2593	1807	1353	1569	1232	1990	2329	1142	22063	Public Swimming
Swimming Lessons	2066	2186	2082	2214	2236	2107	2068	2317	1593	2430	2272	698	24269	Swimming Lessons

March 2020 - not a full month due to start of lockdown

Individual Gym Members														245	Individual Gym Memebers
Cardiac Rehab														25	Cardiac Rehab

<b>Friary Grange 2021/22</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Total</b>	<b>Summary</b>
Squash	66	172	162	142	230	174								Squash
Racketball		6	2		18	14								Racketball
Table Tennis				3										Table Tennis
Freedom Fitness	<b>342</b>	<b>371</b>	<b>566</b>	<b>496</b>	<b>502</b>	<b>205</b>								Freedom Fitness
Group Exercise	0	378	949	960	996	988								Group Exercise
Public Swimming	835	2260	2466	2731	3534	2165								Public Swimming
Swimming Lessons	1874	2057	2407	2814	2918	2754								Swimming Lessons
Individual Gym Members						223								Individual Gym Memebers
Cardiac Rehab						0								Cardiac Rehab

Programme not currently running