

Market Rasen Leisure Development Frequently Asked Questions

The project

How much is it costing?

- The total project cost is estimated at approximately £6m, this figure has been approved as part of the Council's capital plan.
- The Council have re-worked its leisure contract in order to cross fund this development in Market Rasen.

The Design

What are the key parts of the main building?

- A bright modern building which compliments the landscape and heritage of the town
- Reception/café area
- Four court sports hall
- Fully equipped modern gym
- Exercise studio
- Multi use room
- Changing areas and toilets
- Full size 3G pitch

When will it be built/How long will it take?

- The works will take approximately one year. Subject to planning and programme permitting it is anticipated the centre will open Spring 2020.

Has potential flooding been considered?

- Yes, a full flood risk assessment will be submitted as part of the planning application and be assessed by West-Lindsey District Council as the relevant authority.
- Attenuation features such as permeable paving, detention basin and a pond are being built in as part of the scheme.

Who is the design/professional team and who is overseeing the project?

- The project is being managed in-house by West Lindsey District Council
- CPMG are the Architect and design team lead.

What eco friendly measures are being included in the new centre?

- The building will be designed with the latest construction techniques to minimise heat loss. The plant will be as efficient as possible and we are currently investigating whether photovoltaic panels are appropriate. The location of the windows have been designed to maximise light and limit heat gain to reduce the need for constant cooling.

Services and Operation

What will be the Hours of operation?

- These are yet to be confirmed but indicative opening hours are from 7am to 10pm
- It is anticipated that the site is open 362 days per year.

Will a swimming pool be included?

- Not at this time as feasibility studies have shown that a pool is not financially viable. However, the development has been future proofed and designed in such a way that a pool can be added at a future date.
- The current plans for a dry leisure centre have only been made viable by the Council re-working its leisure contract and using the surplus provided at Gainsborough to fund the Market Rasen development.
- West Lindsey District Council are working with Market Rasen Town Council on a three year vision for the town. As part of this we have agreed to re-look at whether a pool is viable within the next three years. It will be important for the Town and District Council to work together to increase the population and economic backbone of the town in order to make a pool a viable proposition.

What classes/activities will be on offer?

- The leisure centre will be operated by the Council's partner Everyone Active. The class programme will reflect community demand.

Will the Everyone Active classes at De Aston School be retained?

- Once the new centre is open Everyone Active will no longer operate any classes or activities from De Aston School. All activity will move to the new leisure centre.
- The classes and activities on offer will be enhanced.

What will the membership fees be?

- These are yet to be agreed. However, there will be options for memberships and casual pay as you play.

What will stop people parking in the leisure centre car park to avoid the parking charges in town?

- Appropriate signage will be displayed reminding drivers that the car park is for leisure centre users only. If this becomes an issue then other appropriate action will be considered.

What security measures are being put in place in the new centre?

- There will be an appropriate access control system together with CCTV and operational staff.

The Site

Why was this site chosen for the centre?

- The Council undertook a sequential assessment of available sites in Market Rasen. This site was chosen as the optimum site as it is close to the town centre, minimises the impact of traffic within the town and provides adequate frontage and visibility from the main road.

Will traffic increase through Market Rasen?

- Construction traffic will be instructed to access and leave the site from the west, via Gainsborough Road and the A46. Signage will be installed at the site entrance to advise all construction vehicles not to turn right towards the centre of Market Rasen. This information will be included in sub-contractor appointments.
- Initial advice has been received from Highways that the site is appropriate for use as a leisure centre. However, a full traffic impact assessment is currently in process and the results of this will inform final plans.

How much light pollution will the new centre create?

- The lighting scheme will conform to the Institute of Lighting Professionals (ILP) guidance - Reduction of Obtrusive Lighting - as the area is classified as a rural zone. This guidance limits the amount of obtrusive light allowed from external lights, specifically limiting the amount of upward light to prevent any light intrusion shining into neighbouring properties windows.

What boundary treatment will be provided?

- There will be an open frontage. New fencing will be provided to the school boundary, there is existing fencing to the Town Council land and structural planting in planned for the boundary with The Limes hotel.

Have capacity issues in the sewer system been considered?

- Yes and options for minimising the impact are being explored including options for on-site treatment.

Will a crossing on Gainsborough Road be provided?

- Tactile crossing points will be provided at the entrance to the site with a dedicated footpath to access the new centre.

Will the lay-by on Gainsborough Road be retained?

- No this will form the new access to the site.

Has the location been carefully considered before it was finalised?

- This has been carefully considered. Furthermore a full traffic impact assessment has been commissioned and this will form part of the planning application. As a result of the assessment County Highways will determine whether the proposed access is adequate and whether there are any other additional measures which need to be incorporated into the scheme.

Where nearby residents opinions taken into consideration, and if so is this information readily available?

This is the purpose of the ongoing consultation. Feedback is welcomed on all aspects of the development including the location.

Have the running costs, eg cleaners, admin, facilitators, security, building and facility maintenance etc been estimated? If so is there a breakdown of them that we can see? What are the estimated costs users are going to pay to use these facilities?

The centre will be managed by the Council's partner Everyone Active who have prepared a full business case detailing all of the necessary costs involved. Due to commercial confidentiality this is not available publically. The individual costs for activities and memberships are yet to be confirmed.

Will you be charging for parking?

We are not proposing to charge for parking. However, there will be signs displayed that parking is reserved for users of the leisure centre only.