

SECTION 6 – SWIMMING POOLS

6.1 Identifying Local Needs

- 6.1.1 Nationally, 3.24 million adults (age 16 and over) have participated in swimming at least once a week. 186,000 adults are members of a club where they participate in swimming. Swimming is the one sport that 24.2% of all adults who would like to do more sport and active recreation said they would like to participate in, or participate in more often.¹
- 6.1.2 A key message from the range of consultation² associated with this strategy, has been the need for **more** and **improved** local community swimming facilities throughout the district.
- 6.1.3 In areas west and north, the issues were around improving access to existing facilities, including increasing the time available for public swimming and the lack of access to all year round, indoor swimming in area north. There was also a need to improve the **quality** of the existing the facilities in these areas.
- 6.1.4 Many of the towns and villages in South Somerset have produced community or parish plans. A strong response in favour of a new swimming pool for Ilminster, a town in Area West with no swimming provision, was identified as part of their community plan. Consultation for the Langport Area Community Plan highlighted the need to cover the swimming pool at Huish Episcopi.
- 6.1.5 In area south, detailed consultation has also been carried out as part of the Yeovil Sports Zone project. The highest level of responses received in this consultation regarding the facility mix were in relation to swimming. In particular, the issues for Yeovil and Area South include the need for a larger competition pool and a leisure pool. The Sport England Facility Planning Model also identified the high level of aggregate unmet demand in Yeovil.
- 6.1.6 As well as showing the need for more and improved local swimming pools across the district, the South Somerset Sport and Recreation Needs Survey also highlighted the reasons why residents do not participate in recreational activities, including swimming. The main issues raised were: cost; lack of local facilities; timing of sessions; and disability and health reasons.
- 6.1.7 The population of the district is predicted to increase by 17.9% in the next 20 years and with this increase in population and potential increases in participation due to national initiatives such as the Sport England Game Plan and Free Swimming, there is a need to plan carefully for the future of swimming in South Somerset.

6.2 Audit of Local Provision

- 6.2.1 This section identifies the baseline of swimming pool provision. There are 14 swimming pools within South Somerset, provided via the public, private and education sectors. However the majority of these have very limited or no community access. There are also a few swimming pools in neighbouring authorities whose catchment areas serve parts of South Somerset.

¹ Sport England Active People Survey, 2007/8

² South Somerset Sport and Recreation Built Facilities Assessment Report consultation – KKP, 2006
South Somerset District Council Sport and Recreation Strategy Community Needs Survey – 2004
Yeovil Sports Zone consultation – PMP, 2007
Ilminster Community Plan – 2005
Langport Area Community Plan consultation - 2008

Local Swimming Pool Network

6.2.2 In conducting the audit of swimming pool provision, the Authority has used the supply parameters applied within the Sport England Swimming Facility Planning Model. These are:

- All pools provide indoor swimming.
- Pools must have a minimum of 49 hours per week secured community use.
- Pools are a minimum of either 100 sq m, or 17 m in length.
- Learner/teaching pools on the same sites meeting the criteria above criteria are included.
- Open air and leisure pools are excluded.

6.2.3 The application of these parameters reduces the number of pools down from 14 to 4. The location of these pools is set out below in **Map 1**. **Table 1** lists the audit information for the 4 pools which meet the supply parameters, and therefore represent the true supply picture for South Somerset:

Map 1: Existing Community Pool Sites

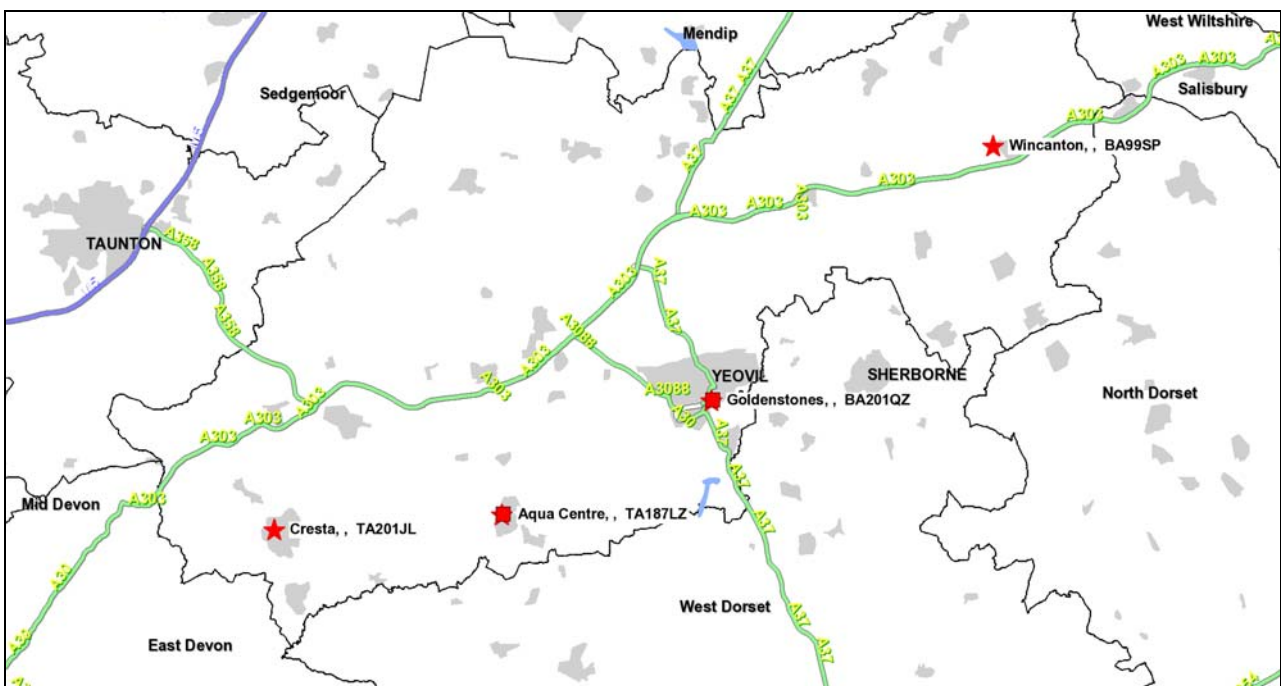


Table 1: Community Pool Audit Summary

Site	SSDC Area	Type ³	Management	Pool Size Sq m	
				Main	Learner

³l = indoor
 O = outdoor
 D = development pool (25m and less than 8 lanes)
 T = teaching pool (dedicated area of shallow water for teaching purposes)
 L = leisure swimming pool

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Aqua Centre	West	IDT	Trust	225	45
Cresta	West	ID	SCC	225	0
Goldenstones	South	IDT	SSDC	300	90
Wincanton	East	ID	Trust	200	0
Totals				950	135
Total				1085	

6.2.4 **Table 1** also details that the pool water provision for South Somerset amounts to **1085 sq m** in 2007.

6.2.5 Audit summary for the other 10 pools within South Somerset and the reason they have been excluded from the audit and subsequent assessment, is summarised in **Table 2**.

Table 2: Excluded Swimming Pool Audit Summary

Site	SSDC Area	Type	Management	Size Sq m	Reason for exclusion
Bruton School for Girls	East	ID	Private school		No secured community use
Nuffield Health, Fitness and Well Being Centre, Yeovil	South	ID	Private	160	No pay and play ⁴ provision
Cricket St Thomas Hotel	West	ID	Private	110.5	No secured community use
Greenfyld First School, Ilminster	West	IT	SCC		Too small
Hazelgrove Prep School	East	ID	Private school		No secured community use
Holbrook House Hotel	East	IL	Private	60	Too small
Huish Episcopi	North	OD	SCC	212.5	Outdoor
Countess Gytha Primary School, Queen Camel	East	OT	SCC/PTA		Outdoor /teaching pool
Sexey's School	East	ID	Private school	200	No secured community use
Tintinhull Recreation Ground	North	OT	Voluntary		Outdoor/teaching pool
Yeovilton	East	ID	MoD	200	No secured community use

6.2.6 Pools with secured community access with in neighbouring authorities: Strode Swimming Pool – Street (Mendip), Oxley Sports Centre - Sherborne Girls School, (West Dorset).

Operation of Local Swimming Pool Network

⁴ Pay and play – members of the public can turn up, pay and swim at advertised times, without being a member the facility, or a club

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6.2.7 The levels of use at each of the local swimming pools has been observed at the traditional school swimming, learn to swim, public swimming, and club swimming programme peaks. From these observations it is clear that at these peak periods, Goldenstones, Crewkerne Aqua Centre and Wincanton Swimming Pools are operating to capacity. Each of these pools have reported programming difficulties and the inability to provide sufficient water time to meet the demand for school swimming, swimming lessons, public swimming, and club swimming programme expansion.

6.3 Setting Provision Standards

6.3.1 In determining standards of provision, PPG 17 states that local standards of sports facility provision should include:

6.3.1.1 A **quantitative** component (how much new provision may be needed). This is generally expressed in terms of the number of people served by each facility type (e.g. one sports hall per 30,000 people).

6.3.1.2 A **qualitative** component (against which to measure the need for enhancement of existing facilities). The development of objective, measurable quality standards is important in determining where improvements are most needed.

6.3.1.3 An **accessibility** component (principally concerned with distance thresholds to a facility). For local authorities serving both urban and rural areas, both urban and rural distance thresholds may be used.

Setting a Quantity Standard

6.3.2 To set a quantity standard of square metres of swimming pool space per 1,000 population, the authority has assessed three different methodologies using a population of 158, 460 (ONS, 2007), unless otherwise stated:

6.3.2.1 Comparing the quantity of swimming pool provision in the District with the current population.

6.3.2.2 Comparing the quantity of swimming pool provision in the District with the population within their effective catchments.

6.3.2.3 Utilising the demand profiles for swimming across South Somerset from the Sport England, Facility Planning Model and Sports Facility Calculator which include factors for peak use, duration of visits and capacity. These parameters are then applied to the active population⁵ (classified by age and gender).

6.3.3 **Table 3** shows the results emerging from each methodology.

Table 3: Quantity Standard Comparisons

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		Equivalent Standards		
Methodology		Size (sq m)	Sq m per 1,000	Sq m per person
1	Current Supply to Current Population	1085	6.85	0.0068
2	Current Supply to their Catchment Population	1085	10.35	0.010345
3	SE FPM Demand Parameters	-	9.97	0.009975

- 6.3.4 In setting the quantity standard, provision needs to be made for the additional impact that will stem from the Council's commitment to drive up participation levels across South Somerset by at least 1%, year on year, expressed within its **Corporate Plan** and the **South Somerset Sport and Active Leisure Strategy the Next Level (2007 – 2012)**. The Sport England Active People Survey measures increases in participation and shows an increase in 2.5% over 2 years from 20.3% in 2006 to 22.8% in 2008 for South Somerset. To accommodate this trend alongside the increases in population over the next 20 years, a percentage increase in demand has been added for swimming pools. This has been reasonably and prudently set at 5%.
- 6.3.5 Based on the outcomes of this analysis and the outcomes from the local needs assessment identifying the need for more and improved swimming provision, it is recommended that the basis for the standard is the current supply to their catchment populations – 10.35 sq m per 1,000. When the 5% demand increase is applied to this figure, it gives a standard of 10.86 sq m per 1,000.

Proposed quantity standard:

10.86 sq m of indoor swimming pool space per 1,000 population

Setting a Quality Standard

- 6.3.6 The Council is proposing to adopt the following quality standard for all its indoor sports facilities.
- 6.3.7 The quality standard should reflect the views and aspirations of the local community and improvements to the quality of some of the existing facilities were highlighted in the consultation for this report.

<p>Proposed quality standard:</p>	<p>Indoor swimming pools should comply with the appropriate Sport England technical guidance.</p> <p>Swimming pool facilities (and ancillary facilities and equipment) should be in at least 'good' condition.</p> <p>Good condition is defined as:</p> <ul style="list-style-type: none"> • Well decorated and maintained, with no signs of neglect. • Well equipped as appropriate. • Effective storage space. • Meeting health and safety standards. • Welcoming reception area. • Reasonable number of changing accommodation for available facilities, as appropriate. • Well lit for sport and recreation activities, as appropriate. • Integrated family changing village with separate shower areas.
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Setting a Catchment and Accessibility Standard

6.3.8 Catchment areas provide a means of identifying the extent to which there is adequate geographical coverage of the District. Because propensity to travel varies between individuals, recreation planners normally apply the concept of 'effective catchment' defined as the travel time / distance 75%-80% of facility users are prepared to travel. Mode of transport is also important although for swimming pools given the preponderance of car based travel, catchments are most frequently defined in terms of car drive times.

6.3.9 The Sport and Recreation Community Needs Survey yielded valuable information on the typical travel distances travelled to use indoor sport and recreation facilities. **Table 4** shows that only 2.3% of respondents were prepared to travel more than 10 miles to indoor recreation facilities.

Table 4: Resident Access Findings

How close to home do you think recreation facilities should be provided?	Indoor Facilities % response
Less than 1 mile	11.5
1 - 5 miles	40.6
5 - 10 miles	14.2
More than 10 miles	2.3

6.3.10 Based on these survey outcomes, the access standard has been calculated as a 15 minutes drive time. It is therefore recommended that the following catchment and accessibility standard be adopted.

Proposed catchment and accessibility standard:	<p>All South Somerset residents should live within a 15 minute drive time of an indoor swimming pool.</p> <p>Pools should have good access, DDA compliance and ‘adequate daytime community use’⁶</p>
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Setting a Minimum Acceptable Size Standard

6.3.11 There are a variety of potential swimming pool options and configurations available to address shortfalls in swimming provision. Based on the authority’s knowledge and experience of pool capacities, design requirements, capital costs, programming options, and operating costs, it is recommended that the following minimum acceptable size standard be adopted.

Minimum acceptable size:	<p>25 metre swimming pool with 5 lanes and adequate accommodation for competitors and spectators to stage local galas and events (based on Sport England guidance).</p> <p>Teaching/learner swimming pool, providing a dedicated area of shallow water for ‘teaching purposes’.</p>
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6.4 Applying Provision Standards

6.4.1 This section applies the proposed standards of facility provision to the South Somerset district, to identify deficiencies.

Types of deficiency

6.4.2 Deficiencies in facility provision can be defined in a number of different ways:

6.4.2.1 **Spatial deficiencies:** These can occur even if quantitative and qualitative standards are both met, but the geographical distribution of facilities is not equitable.

6.4.2.2 **Quantitative deficiencies:** These occur where there is an absolute shortfall in the number of facilities to serve the identified catchment population.

6.4.2.3 **Qualitative deficiencies:** These can occur whether or not there are sufficient facilities in numerical terms to serve an identified catchment population, if the quality of provision is sub-standard, with a consequential loss of usage capacity of a facility.

6.4.2.4 **Accessibility deficiencies:** These may be related to the physical distance between the population and a facility, but more frequently to other barriers to access including:

- Physical impediments (particularly for people with disabilities).
- Financial barriers (where user charges are prohibitive for some people).
- Psychological barriers.

⁶ Adequate year round, day time community use is defined as “some availability for non-programmed use between 9am and 5pm, plus dedicated parking for daytime users”

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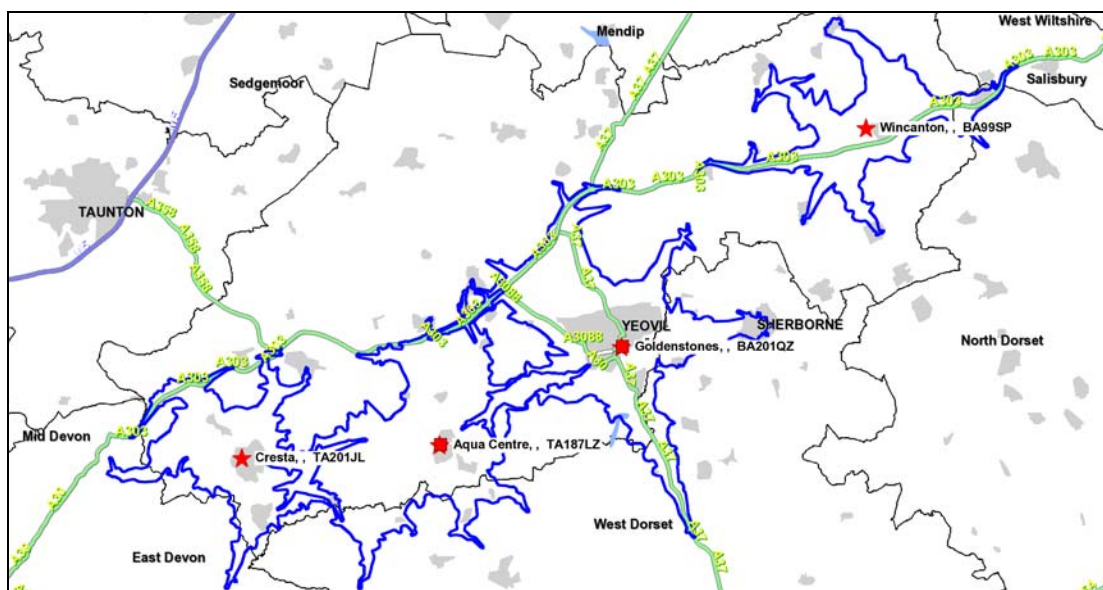
6.4.3 Analysis of needs assessment and audit information identifies the following significant shortfalls in relation to components of the proposed local minimum standards.

Applying the Catchment Standard

6.4.4 The adequacy of the spatial distribution of facilities can be ascertained by mapping each of the pools and their effective catchment areas.

6.4.5 Map 2 identifies the location and 15 minute drive time catchments of the current network of swimming pools which are available for community use within South Somerset.

Map 2: South Somerset Swimming Pool Sites with 15 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

6.4.6 From this mapping analysis, it becomes evident that residents living in and around the following areas live beyond the 15-minute travel time:

- The majority of Area North residents.
- A proportion of residents in Area West living around Ilminster.
- A proportion of Area East residents living around Bab Cary, Castle Cary, Ansford, Milborne Port, Templecombe and Henstridge.

6.4.7 The number of residents impacted by these spatial deficiencies is detailed in Table 5.

Table 5: Numbers of residents outside the 15-minute travel time catchment

Spatial Deficiency	Population Size				
	2007	2012	2017	2022	2027
Area North	23,083	23,863	24,667	25,456	26,271
Area West	6,133	6,323	6,519	6,745	6,971
Area East –	7,385	7,634	7,901	8,140	8,418

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North A303					
Area East – South A303	3,648	3,772	3,994	4,073	4,189

6.4.8 In reality when a resident is confronted by these deficiencies, a proportion will look for alternative swimming provision to avoid being unable to swim and some will decide to drop out. As a result the day to day effect of these special deficiencies are to place additional demands upon the existing supply of swimming pools either in South Somerset or in adjacent local authorities. Because the propensity to travel varies between individuals, recreation planners normally apply the concept of ‘reasonable visit redistribution’ where judgements are made on redistribution levels to alternative pools.

6.4.9 In order to do this, a series of assumptions have been made about the alternative pools residents will travel to. These are detailed in **Table 6**.

Table 6 – Visit Redistribution

Area North	Area West	Area East - North	Area East - South
50% - Strode	80% - Aqua Centre	80% - Wincanton	30% - Wincanton
20% - Goldenstones	20% - Cresta	20% - Strode	30% - Oxley
30% - Aqua Centre			40% - Goldenstones

6.4.10 It should be noted that no provision within these visit redistribution assumptions has been made for residents living in neighbouring authorities who are living outside of a 15 minute travel time of their own authorities or South Somerset’s provision and may also choose a South Somerset pool as their alternative provision. Therefore the subsequent quantity assessments should be viewed as the best case scenario.

6.4.11 The impact of this taken into account in the next section which assesses the adequacy of the quantity of provision of swimming pools.

Applying the Quantity Standard

6.4.12 The adequacy of the quantity of provision of swimming pools in South Somerset can be calculated by comparing the number of facilities in the District with its overall population.

6.4.13 The analysis of the quantity of swimming provision is set out over the following pages. The analysis firstly sets out the District overview and then details the local assessments for each SSDC Area.

District Level

6.4.14 Map 2 above identified the location and 15 minute drive time catchments of the current network of swimming pools which are available for community use within South Somerset.

6.4.15 The ONS data reveals that the population for South Somerset is **158,460**, and it is estimated using projections that the population in this area will change **4.26%** over the next five years, **8.59%** over the next ten years, **13.12%** over the next fifteen years, and **17.87%** over the next twenty years. This is detailed in **Table 7**.

Table 7: Population Projections

2007	158,460
2012	165,204
2017	172,071
2022	179,253
2027	186,777

6.4.16 Applying the proposed quantity standard of 10.86 sq per 1, 000 to the current and future increases in population, **table 8** indicates that the total amount of pool water supply that would be required to meet the increased demand for swimming equates to **1, 721 m²** in 2007, and would grow to **2, 028 m²** in 2027.

Table 8: Current and Future Pool Water Demand

	Standard m ²
Water area required to meet potential demand/m ² , in 2007 :	1721
The corresponding demand in 2012 will be :	1794
The corresponding demand in 2017 will be :	1869
The corresponding demand in 2022 will be :	1947
The corresponding demand in 2027 will be :	2028

6.4.17 Comparing this demand for community swimming with the analysis of existing community swimming pool provision (**1085 m²**), **Table 9** indicates that at the District level there is a current shortfall equivalent to **636 m²** of swimming pool provision and this deficiency will grow to **943 m²** by 2027. It is also important to recognise that the District has no leisure pool provision.

Table 9: District Swimming Pool Shortfall

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²
2007 :	1085	(636)
2012 :	1085	(709)
2017 :	1085	(784)
2022 :	1085	(862)
2027 :	1085	(943)

6.4.18 Whilst these results confirm the needs assessments findings, there is a need to determine more accurately where the shortfalls and levels of unmet demand from South Somerset residents comes from. To assess this, additional local assessments have been conducted for each of the SSDC operational areas (North, East, West and South). These assessments take account of:

6.4.18.1 **Neighbouring Provision:** The effect of neighbouring authority swimming pools provision.

6.4.18.2 **Pool Capacity:** The number of people living within the 15 minute travel time catchment of a facility and whether the pool provision is able to accommodate all this demand.

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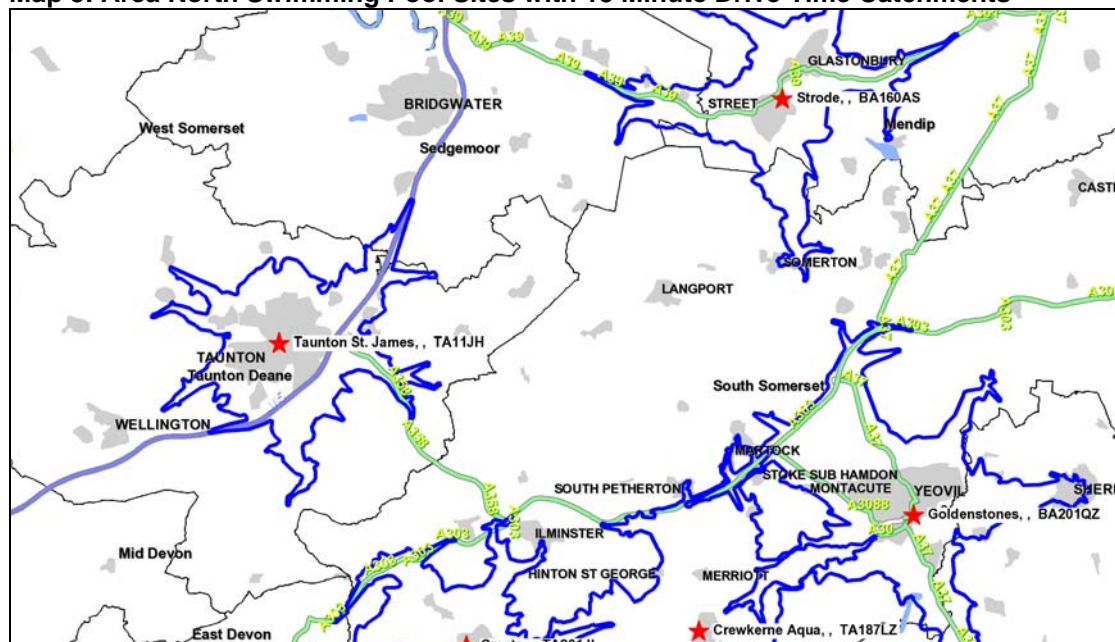
6.4.18.3 **Excessive Travel Time:** The number of people living beyond the 15 minute travel time catchment.

SSDC Area North

6.4.19 Map 3 shows the location and 15 minutes drive time catchments for the swimming pool sites supplying residents in SSDC Area North.

6.4.20 The mapping analysis shows a clear spatial deficiency in indoor swimming provision to the majority of Area North residents. Only those living in parts of Somerton, Stoke-sub-Hamdon and Martock are within the 15 minute catchment.

Map 3: Area North Swimming Pool Sites with 15 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

6.4.21 **Table 10** shows the amount of pool water supply that would be required to meet the current and future levels of unmet demand for swimming provision. These figures are calculated by applying the proposed quantity standard of 10.86 sq per 1, 000 to the population figures showing the unmet demand for swimming in Area North (shown in **table 5** on page 9).

Table 10: Area North - Current and Future Pool Water Demand

	Standard m ²
Water area required to meet potential demand/m ² , in 2007 :	251
The corresponding demand in 2012 will be :	259
The corresponding demand in 2017 will be :	268
The corresponding demand in 2022 will be :	276
The corresponding demand in 2027 will be :	285

6.4.22 Comparing this demand for community swimming with the analysis of existing community swimming pool provision, **Table 11** indicates that, as there is currently no indoor swimming provision in Area North, there is a current shortfall equivalent to **251 m²** of swimming pool provision and this deficiency

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will grow to 285 m² by 2027.

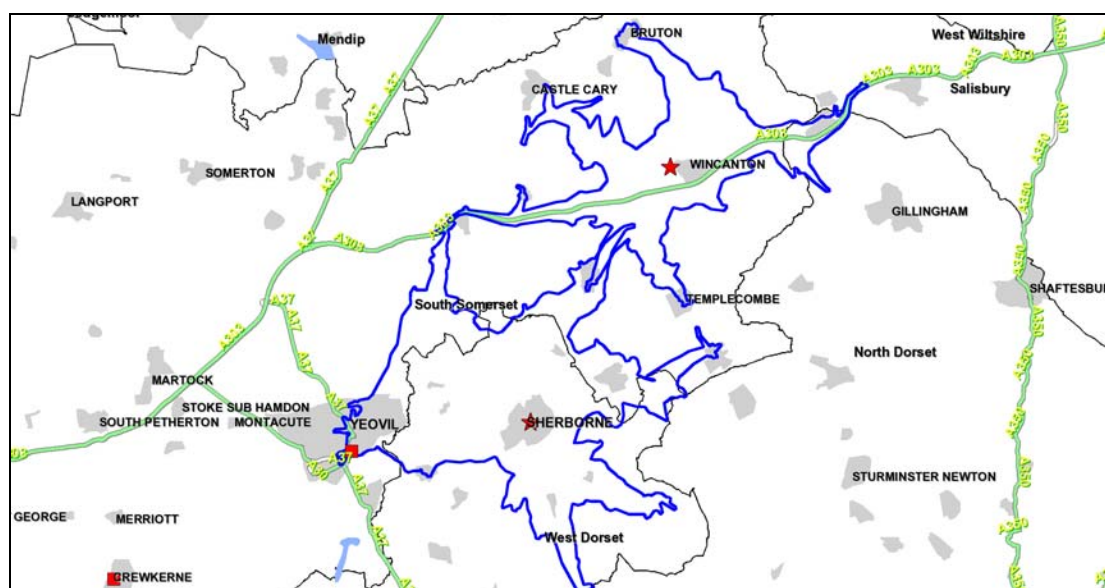
Table 11: Area North – Swimming Pool Shortfall

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²
2007 :	0	(251)
2012 :	0	(259)
2017 :	0	(268)
2022 :	0	(276)
2027 :	0	(285)

SSDC Area East

6.4.23 **Map 4** shows the location and 15 minutes drive time catchments for the two swimming pool sites supplying residents in SSDC Area East.

Map 4: Area East Swimming Pool Sites with 15-Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

6.4.24 After consideration of the small catchment overlap between the two sites, the effective catchment population for Wincanton Community Swimming Pool has been calculated using ONS data to be **10,994**. It is estimated using ONS and Experian projections that the population in this area will increase to **11,396** by 2012, **11,806** over the next ten years by 2017, **12,199** over the next fifteen years to 2022, and to **12,642** over the next twenty years to 2027.

6.4.25 Applying the proposed quantity standard of 10.86 sq m per 1,000 to these current and future increases in population, **table 12** indicates that the total amount of pool water supply that would be required to meet the increased demand for swimming equates to **119 m²** in 2007, and would grow to **137m²** in 2027.

Table 12: Area East - Current and Future Pool Water Demand

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	Standard m ²
Water area required to meet potential demand/m ² , in 2007 :	119
The corresponding demand in 2012 will be :	124
The corresponding demand in 2017 will be :	128
The corresponding demand in 2022 will be :	132
The corresponding demand in 2027 will be :	137

6.4.26 Comparing this demand for community swimming with the analysis of existing community swimming pool provision (**200 m²**), **Table 13** indicates that the pool is operating within capacity showing an over supply equivalent to **81 m²** in 2007, and this will reduce to **63 m²** by 2027.

Table 13: Area East – Swimming Pool Shortfall

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²
2007 :	200	81
2012 :	200	76
2017 :	200	72
2022 :	200	68
2027 :	200	63

6.4.27 Applying the visit redistribution rates from **table 6** on page 10, the effective catchment population increases to:

Table 14: Area East Visit Uplift Catchment Population

	2007	2012	2017	2022	2027
Area East – North A303 (80%)	5,908	6,107	6,321	6,512	6,734
Area East – South A303 (30%)	1,094	1,132	1,183	1,222	1,257
15 min Catchment (100%)	10,994	11,396	11,806	12,199	12,642
Totals:	17,996	18,635	19,310	19,933	20,633

6.4.28 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population can be summarised as follows:

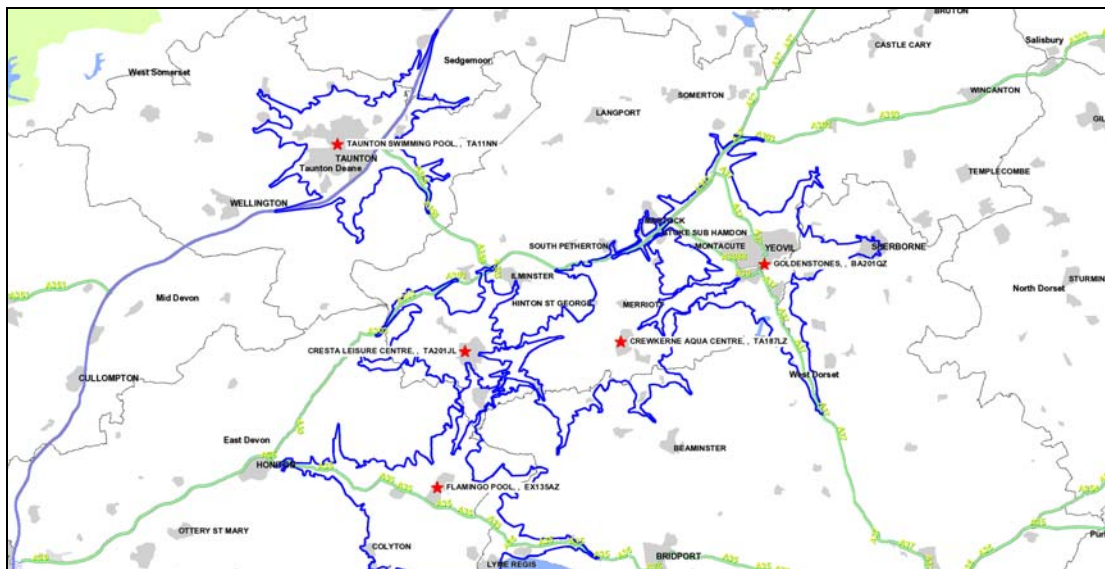
Table 15: Area East - Current and Future Pool Water Demand

	Demand m ²	Supply m ²	Over Supply / (Shortfall) m ²
Water area required in 2007 :	195	200	5
The corresponding demand in 2012 will be :	202	200	(2)
The corresponding demand in 2017 will be :	210	200	(10)
The corresponding demand in 2022 will be :	216	200	(16)
The corresponding demand in 2027 will be :	224	200	(24)

SSDC Area West

6.4.29 Map 5 shows the location and 15minutes drive time catchments for the swimming pool sites supplying residents in SSDC Area West.

Map 5: Area West Swimming Pool Sites with 15 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

6.4.30 By 2012 this population is expected to change by **3.09%** over five years. In the five years to 2017 the population is estimated to change by a further **3.11%** change. By 2022 the population is expected to change by a further **3.46%**, rising by **3.36%** through to 2027.

6.4.31 After consideration of the catchment overlaps between the four sites, the mapping analysis indicates that the number of people living within the effective catchment populations for the two sites within the district are: Crewkerne Aqua Centre - **19,249** and for Cresta - **18,916**.

Crewkerne Aqua Centre

6.4.32 It is estimated that the effective Aqua Centre catchment population will increase to **19,813** by 2012, **20,421** over the next ten years by 2017, **21,079** over the next fifteen years to 2022, and to **21,795** over the next twenty years to 2027.

6.4.33 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population, **table 16** indicates that the total amount of pool water supply that would be required to meet the increased demand for swimming equates to **209 m²** in 2007, and would grow to **237 m²** in 2027.

Table 16: Crewkerne Aqua Centre– Swimming Demand

	Standard m ²
Water area required to meet potential demand/m ² , in 2007 :	209
The corresponding demand in 2012 will be :	215
The corresponding demand in 2017 will be :	222
The corresponding demand in 2022 will be :	229

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The corresponding demand in **2027** will be : 237

6.4.34 Comparing this demand for community swimming with the analysis of existing community swimming pool provision (**270 m²**), **Table 17** indicates that the pool is operating within capacity showing an over supply equivalent to **61 m²** in 2007, and this will reduce to **33 m²** by 2027.

Table 17: Crewkerne Aqua Centre – Swimming Capacity

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²
2007 :	270	61
2012 :	270	55
2017 :	270	48
2022 :	270	41
2027 :	270	33

6.4.35 Applying the visit redistribution rates from **table 6** on page 10, the effective catchment population increases to:

Table 18 – Crewkerne Aqua Centre - Uplifted Effective Catchment Population

	2007	2012	2017	2022	2027
Area West – Ilminster (80%)	4,906	5,058	5,215	5,396	5,577
Area North – (20%)	4,617	4,773	4,933	5,091	5,254
15 min Catchment (100%)	19,249	19,813	20,421	21,079	21,795
Totals:	28,772	29,644	30,570	31,566	32,626

6.4.36 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population can be summarised as follows:

Table 19: Crewkerne Aqua Centre - Current and Future Uplift Shortfall

	Demand m ²	Supply m ²	Over Supply / (Shortfall) m ²
Water area required in 2007 :	312	270	(42)
The corresponding demand in 2012 will be :	322	270	(52)
The corresponding demand in 2017 will be :	332	270	(62)
The corresponding demand in 2022 will be :	343	270	(73)
The corresponding demand in 2027 will be :	354	270	(84)

Cresta Pool

6.4.37 It is estimated that the effective Cresta catchment population will increase from **18,916** to **19,536** by 2012, **20,179** over the next ten years by 2017, **20,958** over the next fifteen years to 2022, and to **21,714** over the next twenty years by 2027.

6.4.38 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population, **table 20** indicates that the total amount of pool water supply that would be required to meet the increased demand for swimming equates to **205 m²** in 2007, and would grow to **236 m²** in

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2027.

Table 20: Cresta – Swimming Demand

	Standard m ²
Water area required to meet potential demand/m ² , in 2007 :	205
The corresponding demand in 2012 will be :	212
The corresponding demand in 2017 will be :	219
The corresponding demand in 2022 will be :	228
The corresponding demand in 2027 will be :	236

6.4.39 Comparing this demand for community swimming with the analysis of existing community swimming pool provision (**225 m²**), **Table 21** indicates that the pool is operating within capacity showing an over supply equivalent to **20 m²** in 2007, and this will reduce to a shortfall of **11 m²** by 2027.

Table 21: Cresta – Swimming Capacity

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²
2007 :	225	20
2012 :	225	13
2017 :	225	6
2022 :	225	(3)
2027 :	225	(11)

6.4.40 Applying the visit redistribution rates from **table 6** on page 10, the effective catchment population increases to:

Table 22: Cresta - Uplifted Effective Catchment Population

	2007	2012	2017	2022	2027
Area West – Ilminster (20%)	1,227	1,265	1,304	1,349	1,394
15 min Catchment (100%)	18,916	19,536	20,179	20,958	21,714
Totals:	20,143	20,801	21,483	22,307	23,108

6.4.41 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population can be summarised as follows:

Table 23: Cresta - Current and Future Uplift Shortfall

	Demand m ²	Supply m ²	Over Supply / (Shortfall) m ²
Water area required in 2007 :	219	225	6
The corresponding demand in 2012 will be :	226	225	(1)
The corresponding demand in 2017 will be :	233	225	(8)
The corresponding demand in 2022 will be :	242	225	(17)

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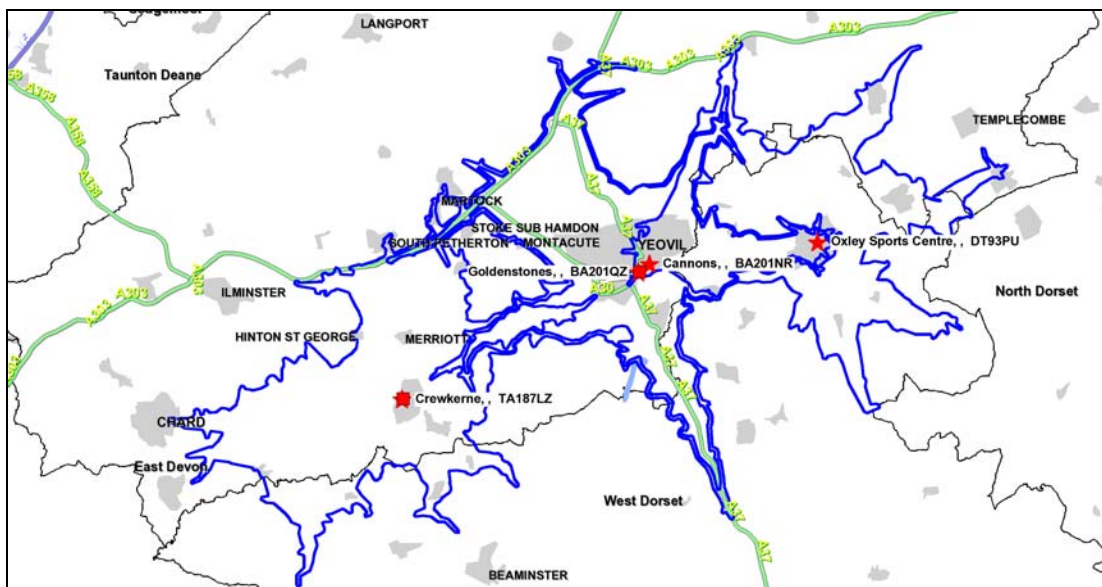
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The corresponding demand in **2027** will be : 251 225 (26)

SSDC Area South

6.4.42 **Map 6** shows the location and 15minutes drive time catchments for the swimming pool sites supplying residents in SSDC Area South.

Map 6: Area South Swimming Pool Sites with 15 Minute Drive Time Catchments



Source: Crown Copyright Reserved. Copyright Experian 2007.

6.4.43 After consideration of the catchment overlaps between the four sites, the effective catchment population for Goldenstones Swimming Pool is **55,154**. It is estimated using projections that the population in this catchment area will grow to **60,669** over the next five years to 2012, **64,049** over the next ten years to 2017, **71,735** over the next fifteen years to 2022, and to **77,563** over the next twenty years.

6.4.44 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population, **table 24** indicates that the total amount of pool water supply that would be required to meet the increased demand for swimming equates to **599 m²** in 2007, and would grow to **842 m²** in 2027.

Table 24: Area South – Swimming Demand

	Standard m ²
Water area required to meet potential demand/m ² , in 2007 :	599
The corresponding demand in 2012 will be :	659
The corresponding demand in 2017 will be :	696
The corresponding demand in 2022 will be :	779
The corresponding demand in 2027 will be :	842

6.4.45 Comparing this demand for community swimming with the analysis of existing community swimming pool provision (**390 m²**), **Table 25** indicates that there is a shortfall in swimming pool provision

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equivalent to 209 m² in 2007, and this shortfall will increase to 452 m² by 2027.

Table 25: Area South – Swimming Provision Shortfall

Population Scenarios:	Supply m ²	Over Supply / (Shortfall) m ²
2007 :	390	(209)
2012 :	390	(269)
2017 :	390	(306)
2022 :	390	(389)
2027 :	390	(452)

6.4.46 Applying the visit redistribution rates from **table 6** on page 10, the effective catchment population increases to:

Table 26: Area South - Uplifted Effective Catchment Population

	2007	2012	2017	2022	2027
Area North – (20%)	1,227	1,265	1,304	1,349	1,394
Area East – (40%)	1,459	1,509	1,578	1,629	1,676
15 min Catchment (100%)	55,154	60,669	64,049	71,735	77,563
Totals:	57,840	63,442	66,930	74,713	80,633

6.4.47 Applying the proposed quantity standard of 10.86 sq per 1, 000 to these current and future increases in population can be summarised as follows:

Table 27: Area South - Current and Future Uplift Shortfall

	Demand m ²	Supply m ²	Over Supply / (Shortfall) m ²
Water area required in 2007 :	628	390	(238)
The corresponding demand in 2012 will be :	689	390	(299)
The corresponding demand in 2017 will be :	727	390	(337)
The corresponding demand in 2022 will be :	811	390	(421)
The corresponding demand in 2027 will be :	876	390	(486)

6.5 Applying the Quality Standard

6.5.1 This section contains an analysis of the quality of swimming pool facilities, based on site visits to each identified community pool. The qualitative analysis is based on a standardised assessment system to enable each aspect of the facility to be graded in accordance with the quality standard. The scores allocated are based upon the following categorisations:

Table 28: Categorisation scores

Categorisation	Score
High Quality	5
Good	4
Average	3

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Below Average	2
Poor Quality	1

6.5.2 The summary of the qualitative assessment results are summarised below in **Table 29**.

Table 29: Qualitative assessment

Site	Condition	Reception	Changing	Lighting	Storage	Equipment	Mean
Crewkerne	5	5	5	5	4	5	4.83
Cresta	2	2	2	3	3	3	2.50
Goldenstones	4	5	4	5	2	5	4.17
Wincanton	5	5	4	5	5	5	4.83
Mean	4	4.25	3.75	4.5	3.5	4.5	4.08

6.5.3 Based on the above analysis, the only current qualitative shortfall exists at the Cresta in Chard. The result is primarily driven by the age of the pool and the fact it is coming close to the end of its useful life. Sub-standard facilities reduces their attractiveness which leads to a consequential loss of usage capacity of a facility, which in turn places greater demands upon other facilities.

6.6 Applying the Accessibility Standard

6.6.1 The accessibility standard is applied using detailed maps showing the proposed 15 minute drive time catchment areas. This identifies the shortfalls across the district. Accessibility also measures the physical access to the facility, compliance with the DDA and the hours available for community use.

6.6.2 The scores allocated are based upon the following categorisations:

Table 30: Categorisation scores

Categorisation	Score
Very Good	5
Good	4
Average	3
Below Average	2
Poor	1

Table 31: Accessibility assessment

Site	Parking	Public Transport	DDA	Paths	Signage	Daytime Use	Mean
Crewkerne	5	4	5	5	4	5	4.67
Cresta	3	3	3	3	4	5	3.50
Goldenstones	5	4	5	5	4	5	4.67
Wincanton	4	4	5	5	4	5	4.50

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Mean	4.25	3.75	4.5	4.5	4	5.00	4.08
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6.7 Summary of Deficiencies

6.7.1 Table 32 below summarises the deficiencies that have been identified through the application of the proposed standards.

Table 32: Identified South Somerset Swimming Pool Deficiencies

Standard	Issue No.	Deficiency
Catchment	1	<ul style="list-style-type: none"> The majority of Area North residents are living beyond the 15 minute travel time catchment. The ONS data reveals that the size of population outside effected by this spatial deficiency in Area North is 23,083 and this will grow to 26,271 over the next twenty years by 2027.
	2	<ul style="list-style-type: none"> A proportion of residents in Area West living around Ilminster are living beyond the 15 minute travel time catchment. In 2007, the number of people living outside this catchment in Area West is 6,133.
	3	<ul style="list-style-type: none"> A proportion of Area East residents living around Bab Cary, Castle Cary, Ansford, Templecombe and Henstridge are living outside the 15 minute travel time catchment. In 2007, this equated to a population of 11,033 and this will grow to 12,607 over the next twenty years by 2027.
Quantitative	4	<ul style="list-style-type: none"> District: There is a shortfall of equivalent to 636 m², in 2007 and this shortfall will increase to 943 m² by 2027. District: There is no 8-lane competition pool and no leisure pool.
	5	<ul style="list-style-type: none"> Area South: There is a shortfall of equivalent to 238 m² in 2007, and this shortfall will increase to 486 m² by 2027.
	6	<ul style="list-style-type: none"> Area North: There is a shortfall equivalent to 251 m² in 2007, which will increase to 285 m² in 2027.
	7	<ul style="list-style-type: none"> Area West: There is a shortfall at the Crewkerne Aqua Centre equivalent to 42 m² in 2007, which will increase to 84 m² in 2027.
	8	<ul style="list-style-type: none"> Area West: There is a small surplus at the Cresta Swimming Pool equivalent to 6 m², which reduces to a shortfall of 26 m² in 2027.

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	9	<ul style="list-style-type: none"> Area East: There is a surplus equivalent to 5 m² in 2007, which will reduce to a shortfall of 24 m² in 2027.
Qualitative	10	<ul style="list-style-type: none"> A significant qualitative shortfall exists at Cresta in Chard.
Accessibility	11	<ul style="list-style-type: none"> There are accessibility deficiencies at Cresta in Chard.
Minimum Size	12	<ul style="list-style-type: none"> The provision at Wincanton and Cresta both fall below the minimum acceptable size standards.

6.8 Strategic Policy Options

6.8.1 This section examines the strategic policy options available to address each of the swimming pool deficiencies summarized in **Table 32**.

6.8.2 The strategic policy options have been identified and assessed to test the potential changes to swimming pool provision at the local level, and to assess the extent to which these might help to address the identified deficiencies. The assessments have also been conducted to consider how any closures and / or new provision could impact on existing facilities.

6.8.2.1 New facility provision.

6.8.2.2 Upgraded facility provision.

6.8.2.3 Replace facility provision.

6.8.2.4 Enhanced access to existing facility provision.

6.8.2.5 Integrated facility provision.

Table 33: Strategic Policy Options

Issue No.	Options	Proposed Strategic Policy	
		Strategy No.	
1	<p>Area North Spatial Deficiency in 2027: 26,271 residents</p> <p>Options available include:</p> <ul style="list-style-type: none"> Upgrade Huish Episcopi Lido pool. Develop a new 270 m² community pool centrally in the Langport area of Area North. 	SP1	<p>Develop a new 270 m² community pool centrally in the Langport area of Area North.</p> <p>Rationale: This step will deliver the additional capacity. The location has the biggest impact on reducing the spatial deficiency, and will be operationally viable, without adversely impacting existing facilities.</p>
2	<p>Area West Spatial Deficiency in 2027: 6,971 residents</p> <p>The analysis of the scale and location of spatial deficiency to existing facility catchments in Area West identifies that there</p>	-	No action to be taken.

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	are no feasible options to address the identified spatial deficiencies in Area West.		
3	<p>Area East Spatial Deficiency in 2027: 12,607 residents</p> <p>The analysis of the scale, role and proximity of settlements to existing facility catchments identifies that there are no feasible options to address the identified spatial deficiencies in Area East.</p>	-	No action to be taken.
4	<p>District 8-lane competition pool, leisure pool and 943 m² shortfall in 2027</p> <p>The options to resolve the district shortfall of 943 m² is addressed through the combined recommended strategies for issues 5-11.</p> <p>The only feasible and viable location to accommodate the development of a new competition pool and leisure pool is Area South.</p> <p>The determination of the most suitable competition pool and leisure pool option is considered below as part of the policy options analysis for addressing the quantity shortfalls in Area South.</p>	SP2	<p>Develop new competition pool and leisure pool centrally in Area South.</p> <p>Rationale: Central district location, and the level of quantity shortfall in Area South.</p>
5	<p>Area South shortfall in 2027: 486 m²</p> <p>The available options to develop a new competition pool and leisure pool in Area South in accordance with Strategic Policy SP 2 are:</p> <ul style="list-style-type: none"> Develop a second competition pool site strategy providing a new 8 lane 20m x 25m competition pool (500 m²) and leisure pool facility alongside Goldenstones. Rationalise Goldentsones and develop a single site strategy supplying at least 876 m² of swimming water providing a 8 lane competition pool and leisure pool 	SP3	<p>Rationalise Goldentsones and develop a single site strategy supplying at least 876 m² of swimming water providing a 8 lane competition pool and leisure pool.</p> <p><i>Rationale: This strategy will deliver the communities' aspirations for district wide competition pool and leisure pool, and provides the lowest cost solution.</i></p>
6	<p>Area North shortfall in 2027: 285 m²</p> <p>Strategic Policy SP1 to develop a new 270 m² community pool centrally in the Langport area of Area North will address this shortfall and will not impact upon the viability of existing facilities.</p>	SP1	As above.

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7	<p>Area West Aqua Centre shortfall in 2027: 84 m²</p> <p>Strategic Policy SP1 and SP3 will accommodate users currently having to travel beyond the 15 minute drive time, thereby reducing demands on the pool, enabling it to operate within capacity.</p>	<p>SP 1 SP 2 SP 3</p>	<p>As above.</p>
8	<p>Area West Cresta shortfall in 2027: 26 m²</p> <p>Available options include:</p> <ul style="list-style-type: none"> Upgrade Cresta, to accommodate a teaching pool. Develop a new 270 m² facility in accordance with Strategic Policy SP 6 detailed below. 	<p>SP 4</p>	<p>Develop a new 270 m² facility in accordance with Strategic Policy SP 6.</p> <p>Rationale: This strategy will deliver the additional capacity required, and is the only option given the age, condition, site layout and location.</p>
9	<p>Area East shortfall in 2027: 24 m²</p> <p>Available options include:</p> <ul style="list-style-type: none"> Upgrade pool, to accommodate a separate teaching pool. 	<p>SP5</p>	<p>Upgrade pool, to accommodate a separate teaching pool.</p> <p>Rationale: This strategy will deliver the additional capacity required, and also represents the lowest capital and revenue cost solution.</p>
10	<p>Quality shortfalls at Cresta</p> <p>Available options include:</p> <ul style="list-style-type: none"> Upgrade and enhance Cresta. Develop a new facility in tandem with the plans to re-develop the school site through the Building Schools for the Future (BSF) Programme. 	<p>SP 6</p>	<p>Develop a new facility in tandem with the plans to re-develop the school site through the Building Schools for the Future (BSF) Programme.</p> <p>Rationale: Dictated by the age, condition, site location and the need to address quantity shortfalls.</p>
11	<p>Accessibility shortfalls at Cresta</p> <p>The Cresta accessibility shortfall can be addressed through delivering Strategic Policy SP 4 and 6.</p>	<p>SP 4 SP 6</p>	<p>As above.</p>
12	<p>Minimum size shortfalls at Wincanton and Cresta</p> <p>There are no viable options for Wincanton.</p> <p>The Cresta minimum size deficiency can be addressed through delivering Strategic Policy SP 4 and 6.</p>	<p>SP 4 SP6</p>	<p>As above.</p>

6.9 Strategic Prioritisation

6.9.1 The implementation of the strategy by the authority has been prioritised according to the levels of unmet demand existing across the District in order to ensure the areas of highest need are tackled first. **Table 34** summarises the planned timeframes for the identified action plans.

Table 34: Swimming Pool Action Plan Timetable

Action No.	Strategic Policy(s)	Action	2027 (Shortfall) m ²	Timescale
1	SP 2 SP 3	Rationalise Goldentsones and develop a single site strategy supplying at least 876 m ² of swimming water providing a 8 lane competition pool and leisure pool.	(486)	2015
2	SP 1	Develop a new 270 m ² community pool centrally in the Langport area of Area North.	(285)	2017
3	SP 4 SP 6	Replace Cresta with a new 270 m ² facility in Chard.	(26)	2019
4	SP 5	Upgrade Wincanton pool, to accommodate a separate teaching pool.	(24)	2021

6.10 Section 106 Contributions

6.10.1 The justification for requiring obligations in respect of Recreational Facilities is set out in Circular 05/2005, PPG17 and Policies ST10 of the Adopted Local Plan.

6.10.2 As the need for swimming pool infrastructure stems from the combined impact of a number of developments, the Council will **pool resources** in order to allow the infrastructure to be secured and delivered in a fair and equitable way. The ‘**relevant period**’ applying to swimming pool contributions is prescribed as 10 years from the date of the obligation is triggered through the section 106 agreement. The progress of infrastructure will be monitored through the **Council’s Infrastructure Delivery Plan**.

6.10.3 In order to determine the **balance of contributions** to come from development, and ensure that contributions are not used to resolve existing deficiencies in the swimming pool network, the Council will only seek **42%** of the cost of delivering the sport hall infrastructure to developers. The Council will resource the remaining **58%** through its own and other financial resources. This balance has been reasonably based upon the analysis of existing 2007 shortfall and the projected increase in the shortfall that shall be created by development through to 2027, as detailed in **Table 35**.

Table 35: Balance of Contribution Calculations

Population Scenarios:	Current Supply m ²	Over Supply / (Shortfall) m ²	% Balance of Shortfall
2007 :	1085	(636)	67%

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2012 :	1085	(709)	33%
2017 :	1085	(784)	
2022 :	1085	(862)	
2027 :	1085	(943)	

- 6.10.4 To accord with Circular 05/2005 paragraph B22, **spare capacity** in existing infrastructure provision shall not be credited to earlier developers.
- 6.10.5 To enable contributions to be sought fairly and reasonably related in scale and kind to proposed developments, from the point of adoption of the Council will apply a **standard charge** to each development to reflect the actual impacts of the development.
- 6.10.6 As the Assessment has identified the need to provide a new district wide competition swimming pool, district wide leisure pool, alongside new local provision in each SSDC operational area, contributions towards these provisions will therefore be sought from all developments across South Somerset according to the proposed standards. Generally, swimming pool developments will also normally be integrated with fitness suite, dance studio, sports hall and vehicle parking provision.
- 6.10.7 **Table 36** sets out the methodology used to determine the standard charge for swimming provision based upon costs at present day levels.

Table 36: Swimming Pool Standard Charge Calculation Methodology

1	Total Cost of Swimming Pool Provision:	Cost
	Swimming Pools (50m x 17m) + (17m x 15m Leisure Pool) (2,216 m2)	£5,540,837
	Moveable Floor	£200,000
	Family Wet Changing Village (426 m2)	£1,278,856
	Ancillary Spaces (953 m2)	£2,164,557
	Plant (552 m2)	£901,236
	Internals Sub-Total:	£10,085,485
	External works (15%) - car parks, roads, section 278 contributions, service connections, etc)	£1,512,823
	Building Sub-Total:	£11,598,308
	Land acquisition costs (8000 sq m)	£985,715
	Site Abnormal Works (10%)	£1,159,831
	Professional Fees (8%)	£927,865
	Project Development Costs (2%)	£231,966
	VAT Threshold Provision (2%)	£231,966
	Building Total Including Fee Provisions:	£15,135,650
	Contingency (10%)	£1,513,565
	Total Swimming Pool Cost:	£16,649,215

Notes:

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1. Costs based on figures provided by EC Harris November 2008. Single stage design and build procurement.
2. One international acre equates to 4,046.86 sq meters. Land Values - estimated at £433,592/Acre (May 09).

2	Cost Per Square Meter of Water:	
	Total water capacity (50m x 17m)+(15m x 17m):	1105
	Cost per sq m of water	£15,067.16

3	Cost Per Person:	
	Sq m water demand per 1000 population: (Based on proposed Quantity Standard)	10.86
	Square meter of water required per person:	0.01086
	Cost per person	£163.63

- 6.10.8 Costs have continued to increase steadily in recent years due to a combination of building workload, shortages of labour and increased input costs. However, at the time of preparing this assessment, the global economic downturn makes predicting land values and levels of construction cost more difficult. EC Harris economic survey data suggests a fall in construction prices following the 'credit crunch' of 2% for the period to 1st Quarter 2013. This is compared with the 'pre credit crunch' data which suggested a 12.8% increase in tender prices over the same period.
- 6.10.9 To address this volatility, the Council will update costs annually to enable new standard charges to be published at the beginning of each financial year, commencing from April 2010.
- 6.10.10 Through doing this the Council aims to provide developers with greater certainty and increase the speed of Section 106 negotiations